This instrument was prepared by:

WILLIAM W. WEEMS, ATTORNEY 104 Hazel Path, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ROBERT A. KELLER, ET UX	THE KISSELL COMPANY	Map 52-12
(NAME)	(NAME)	
717 NIX PASS	30 WARDER STREET	Par. 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN. 37115	SPRINGFIELD, OHIO 45501	FB#11D 79540
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7460 PAGE 742

For and in consideration of the sum of TEN AND NO/100---------- ----------($10.00)----- DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, part of which is the assumption by the Grantees of the unpaid balance of an indebtedness secured by a certain deed of trust of record in Book 6922, page 741, Register's Office, Davidson County, Tennessee, which unpaid balance of indebtedness Grantees promise to pay according to the terms and conditions thereof.

RONNIE G. LEE AND WIFE, MARY L. LEE

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT A. KELLER AND WIFE, SHERRY D. KELLER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract marked "Charles V. Coggins" on the Map of Marlin Meadows, Section I, as of record in Book 1835, page 108, Register's Office for said County, said tract also being knowb as Lot No. 14 on an unrecorded Plat of Madison Country Club Subdivision, being more fully described as follows:

BEGINNING at a point in the southeasterly margin of Nix Pass, said point being located northwesterly 129.3 feet from the intersection of Nix Pass and Peeler Trail and said point also being the northwest corner of Lot No. 7 on the Plan of Marlin Meadows, Section I, as of record in Book 1835, page 108, Register's Office for said County; thence along the northerly line of said Lot No. 7, South 46 deg. 33' East 150 feet; thence North 32 deg. 18' East 150 feet to the southeast corner of Lot No. 8 on said plan of Marlin Meadows; thence with the southerly line of said Lot No. 8, North 46 deg. 33' West 150 feet to the southwesterly margin of Nix Pass; thence with the margin of Nix Pass, South 32 deg. 18' West 150 feet to the point of beginning.

BEING the same property conveyed to Ronnie G. Lee and wife, Mary L. Lee, by deed from Clyde Wilson Carr and wife, Evelyn E. Carr, of record in Book 5292, page 569, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 73,163.26

Subscribed and sworn to before me, this the 29th day of January, 19 88.

Sherry Dabney Keller
Affiant

My commission expires: 11/23/88
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 717 Nix Pass, Madison, Tennessee 37115
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of January, 19 88.

Ronnie G. Lee
Ronnie G. Lee

Mary L Lee
Mary L Lee

By: Mary L. Lee, Attorney in Fact by virtue of Power of Attorney in Bk. _____, Page _____,
RODCT.

BOOK 7460 PAGE 743

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, , a Notary Public in and for said County and State, the within named MARY L. LEE,

the bargainor — — , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed with within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of January, 1988.

My commission expires 11/23/88 Notary Public Marion R. Harvey

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of January, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARY LEE, to me known to be the person who executed the foregoing instrument in behalf of RONNIE GLENN LEE, and acknowledged that she executed the same as the free act and deed of the said RONNIE GLENN LEE.

Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of January, 1988.

Marion R. Harvey Notary Public

My Commission Expires:
11/23/88

WARRANTY DEED

FROM

RONNIE G. LEE, ET UX,

MARY L. LEE

TO

ROBERT A. KELLER, ET UX,

SHERRY D. KELLER

FILED 2 3 03 AM '88
DAVIDSON COUNTY, TN.
REGISTER

IDENTITY REFERENCE

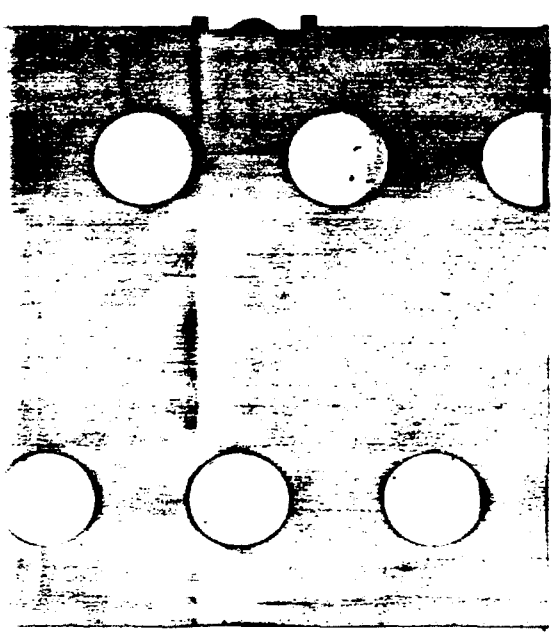
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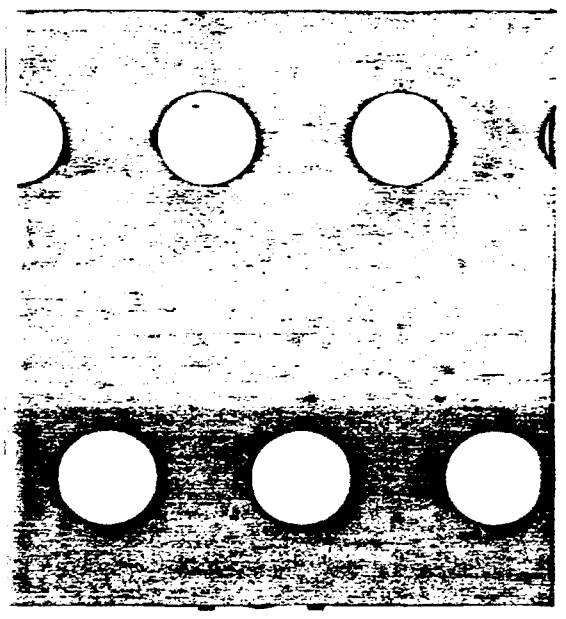
CHEROKEE LAND TITLES, INC.
104 Hazel Path
Post Office Box 676
Hendersonville, Tennessee 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
104 Hazel Path. Hendersonville, Tennessee 37075

0 1 8 3 2

3205 02/02 0101 03CHECK 211.46





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7460 PAGE 744

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	73163.26
CON TX	204.96
PRFEE	0.50
MDEED	6.00
TOTAL	211.46
CHECK	211.46

02/02/88 01 09:06 0001 3205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01832

IDENTIFT REFERENCE

FEB 2 9 05 AM '88

DAVIDSON COUNTY, TN

No. 58074