6297

Bk 14

Bk 14

BOOK 8077 PAGE 168 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Jack A. Keller, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack A. Keller, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	128-14-161
8004 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	9D-6620
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aileen Hood McAlister, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack A. Keller, Jr. and wife, Cherie Lynn Parker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Harpeth Park Section 3, of record in Plat Book 4175, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 73.70 feet on the southerly side of Regency Drive and runs back 233.00 feet on the westerly lot line and runs back on a broken easterly lot line that measures a total of 290.39 feet to a line in the rear which measures 54.85 feet thereon.

Being the same property conveyed to Aileen Hood McAlister, a single woman by deed from Sammie G. Shapiro, a single woman as of record in Book 6294, page 242, re-recorded in Book 6299, page 552, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 4175, page 14, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Regency Drive, a 10 foot public utility and drainage easement on the easterly, southeasterly and northwesterly lot lines.

Restrictions contained in instrument of record in Book 4232, page 417, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 8004 Regency Drive, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 her hand this 30th day of March, 19 90

Aileen Hood McAlister

Aileen Hood McAlister

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aileen Hood McAlister, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 1990.

Commission Expires 7/24/93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
Aileen Hood McAlister, unmarried

TO
Jack A. Keller, Jr. and wife, Cherie Lynn Parker

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

14971

IDENTIF. REFERENCE

1990 MAR 30 3 36 PM '90

1987 03/30 0101 03CHECK 325.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99500.00
CON TX 328.35
PRFEE 1.00
WDEED 6.00
TOTAL 335.35
CHECK 335.35

03/30/90 01 15:33 0001 7387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14971

IDENTIF. REFERENCE

MAR 30 3 36 PM '90

DAVIDSON COUNTY

No. 305794