BOOK 8167 PAGE 464

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:		
Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert A. Lovell	SAME	MAP 43-13
Route #1, Box 1415	(NAME)	
Little Pond Creek Road		PARCEL 197
Pegram, Tennessee 37143	(ADDRESS)	
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FORTY THOUSAND EIGHT HUNDRED SEVENTY-TWO 00/100 DOLLARS ($40,872.00) CASH IN HAND PAID TO THE GRANTORS BY THE HEREINAFTER NAMED GRANTEES, WHICH IS EVIDENCED BY GRANTEE FORGIVING, AND CANCELLING A CERTAIN DEED OF TRUST NOTE EXECUTED BY GRANTORS TO GRANTEE IN SAID AMOUNT AS OF RECORD IN BOOK 7757 PAGE 935, R.O.D.C. TENNESSEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry Keller and wife, Juanita L. Keller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bert A. Lovell, 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:

BEING Lot No. 8 and the west 26 feet 4 inches of Lot No. 9 of Block "G" on the Plan of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for said County.

SAID Lot and part of Lot adjoin and front together 77 feet 8 inches on the southerly side of Maple Street and run back between lines, 245 feet on the westerly line and 259 feet, more or less on the easterly line, to a dead line in the rear, measuring 76 feet 4 inches thereon.

BEING the same property conveyed to Henry Keller and wife, Juanita L. Keller, by deed from Hoyt Lee Martin and wife, Lady Taye Martin of Record of Record in Book 7336, Page 537, Register's Office for Davidson County, Tennessee.

improved Property	330 Maple Street	Madison,	Tennessee	37115
(House Number)	(Street)	(City)	(State)	(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.

Henry Keller and Henry F. Keller, Jr. being one and the same person.

Witness our hands this 31 day of August, 1990.

Henry Keller

Henry F. Keller Jr. Juanita L. Keller

HENRY KELLER JUANITA L. KELLER

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is: $40,872.00
[Subscribed and sworn to before me, this the 3rd day of August, 1990.

Affiant

[My commission expires: July 24, 1993
(Affix Seal)

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry Keller, and Juanita L. Keller, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1990.

NOTARY PUBLIC

My commission expires: July 24, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

46810

SATISFACTORY EVIDENCE

Aug 3 12 18 PM '90

6858 08/03 0101 03CHECK 141.97

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8167 PAGE 466

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 40872.00
CON TX 134.97
PRFEE 1.00
WDEED 6.00
TOTAL 141.97
CHECK 141.97

08/03/90 01 12:20 0001 6858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46819

AUG 3 12 18 PM '90

No. 343326