BOOK 8590 PAGE 222

WARRANTY DEED

THIS INDENTURE, made and entered into on this July 29, 1991,
by and between JAMES D. KELLER and CARRIE K. KELLER, husband and wife

party of the first part, and Paula J. Connolly and Charles Wyatt Collins as joint tenants with rights of survivorship party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot no. 2 and a triangular strip out of the easterly part of Lot no. 1 of Block 17 on the Map of College Park Subdivision, of record in Book 843, page 29, Register's Office for said County and described according to a copy of a survey thereof made by Jno D. Kerr, Surveyor, February 5, 1946, as follows:

BEGINNING at a point in the south margin of Belvidere Drive which is 12 feet, 10 inches west of the common corner of Lots No. 1 and 2, being the northeast corner of the property of Mrs. Rachel Smith; thence along Smith's easterly line, south 1-1/4 degrees east, 133 feet 6 inches to an iron pin at the corner of Lots No. 1 and 2; thence, with the south line of Lot No. 2, north 83 degrees east, 61 feet to iron pin at the corner of Lots 2 and 3, thence, with the line between said lots, north 3-1/2 degrees east, 146 feet to an iron pin in the south margin of Belvidere Drive, thence with the margin of the same, south 76-1/4 degrees west, 76 feet, 3 inches more or less to the point of beginning.

Property address: 1121 Belvidere Drive, Nashville, Tennessee 37204

BEING the same property conveyed to James D. Kellar by deed from Judson C. Byler and spouse, Rebecca A. Byler of record in Book 7293, Page 764, and by Quitclaim Deed from Ila Bell Holman Keller Garton which is being recorded immediately prior to the recording hereof, Register's Office for Davdison County, Tennessee.

6041 04/01 0101 03CHECK 451.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

97730

IDENTIFICATION REFERENCE

APR 1 1 09 PM '91

DAVIDSON COUNTY, TN

X James D. Keller
JAMES D. KELLER

X Carrie K. Keller
CARRIE K. KELLER

BOOK 8590 PAGE 223

STATE OF TENNESSEE, COUNTY OF X DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, James D. Keller and Carrie K. Keller, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~the~~ y executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this X 30 day of X July, 1991 X

X Donna E. Drake
Notary Public

My commission expires: X 3/26/94

(FOR RECORDING DATA ONLY)

Property Address 1121 Belvidere Drive

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

_____

_____

_____

under supervision of:
This instrument prepared by:

Nathan C. Lee, Esq.

P O Box 358

Chester, Virginia 23831

State Tax .....$.....

Register's Fee 50

Recording Fee 6.00

Total .....$.....

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 120,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Paula J. Connolly
Affiant

Subscribed and sworn to before me this 19 day of March, 19 92.

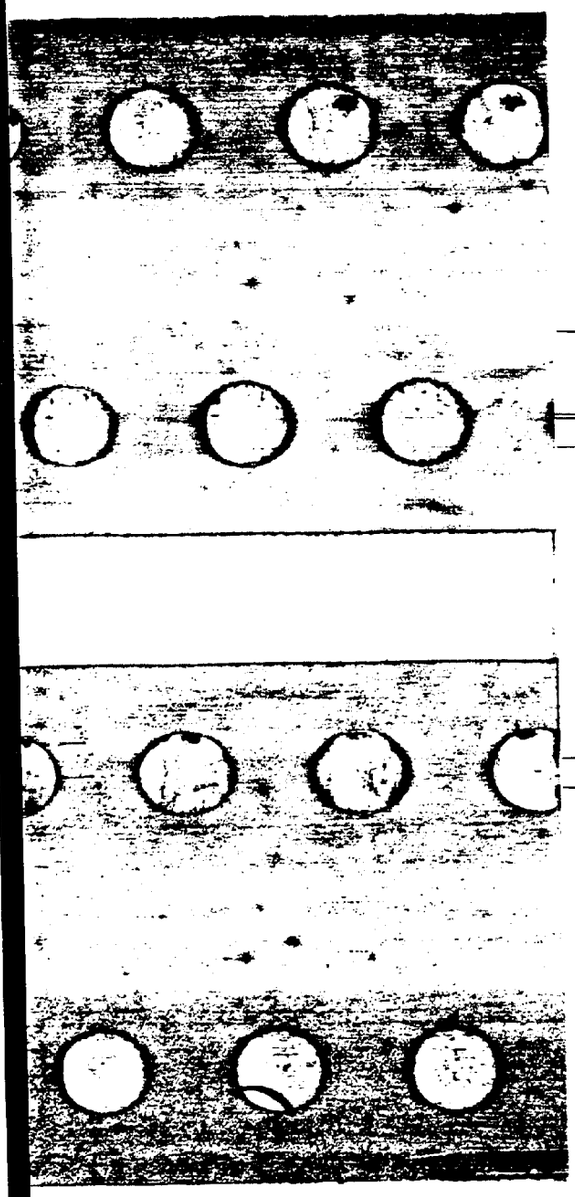
Notary Public

My commission expires: 9/26/92

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Form 59 11/85

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



RECEIVED OF _____

FOR _____

BOOK 8590 PAGE 224

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
120000.00
CON TX 444.00
PRFEE 1.00
[illegible]BANK 6.00
TOTAL 451.00
CHECK 451.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/01/92 01 13:49 0001 6041

APR 1 1 03 PM '92

DAVIDSON COUNTY

IDENTIFICATION REFERENCE

97730

No. 516945