This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Frederick C. Kellers and Lucretia A. Kellers
3809 Priest Lake Drive
Nashville, TN 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 83-3
PARCEL 341
15DA-38222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charging Systems International, a Tennessee corporation hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frederick C. Kellers and wife, Lucretia A. Kellers, as tenants by the entirety, 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. 78 on the Zone Lot Division of Lots 4-8, on the Plan of Campbell Acres, of record in Plat Book 5800, Page 279, and amended in Book 6250, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charging Systems International, by deed from Robert M. Brannon and wife, Cary E. Brannon of record in Book 9291, Page 955, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6298, Page 887, and plat notes and such easements and setback lines of record in Plat Book 6250, Page 155, said Register's Office.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.
Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1403 Campbell Circle, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick C. Kellers and wife, Lucretia A. Kellers, their heirs and assigns, forever; and we, Charging Systems International, a Tennessee corporation 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 successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of March, 1995.

Charging Systems International, a Tennessee corporation

John J. Brannon Jr., Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John J. Brannon Jr. as of Charging Systems International, a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,500.00.

AFFIANT

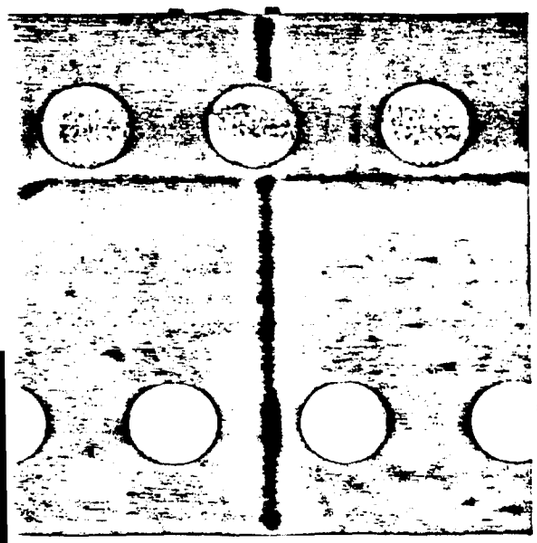
Subscribed and sworn to before me this 3rd day of March, 1995.

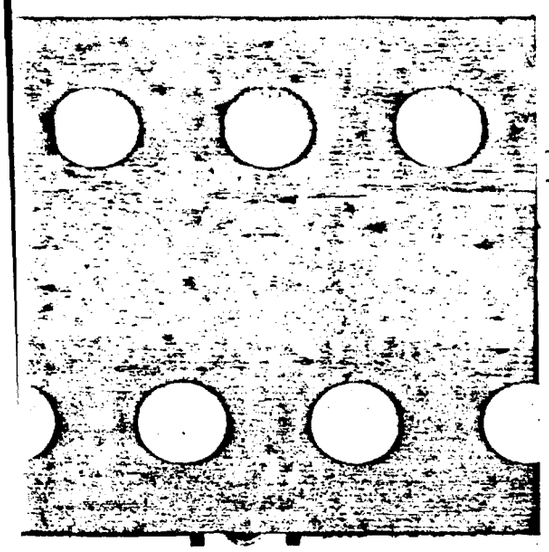
NOTARY PUBLIC
My Commission Expires: 3/22/97

39357
IDENTIF. & REFERENCE

95 MAR -6 AM 9:08
FELIX A. FLOYD, REGISTER
DAVIDSON COUNTY, TN.

7400 03/06 0101 03CHECK 103.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9611 PG 309

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 25500.00
CON TX 94.35
PRFEE 1.00
WDEED 8.00
TOTAL 103.35
CHECK 103.35

03/06/95 01 09:10 0001 7400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39357
IDENTIF. ↑ REFERENCE

95 MAR -6 AM 9:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887045