BOOK 9615 PG 52

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, 17TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TN 37219.

GRANTOR: EMMA HARPER KELLER

GRANTEE: RANDY G. KROLL AND WIFE, LEA KROLL

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
4768 LICKTON PIKE WHITES CREEK, TN 37189	4768 LICKTON PIKE WHITES CREEK, TN 37189	031-00-0 P/O 027.00

****

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND AND 00/100 DOLLARS ($2,000.00) cash in hand paid by **RANDY G. KROLL AND WIFE, LEA KROLL**, GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMMA HARPER KELLER**, GRANTOR, does hereby bargain, sell and convey to GRANTEES, their heirs, successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

This is unimproved property known as 4768 Lickton Pike, Whites Creek, TN (rear).

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $ 2,000.00 (Two Thousand and no/100ths Dollars).

Randy G. Kroll
Affiant

Sworn to and subscribed before me, this the 3rd day of March 1995.

NOTARY PUBLIC
Notary Public
AT LARGE
STATE OF TENN.

My Commission Expires: 7-27-96

forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of March, 1995.

Emma Harper Keller
EMMA HARPER KELLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alicia G. Parra, a Notary Public of said County and State, EMMA HARPER KELLER, the within named 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, at Office, this 3rd day of March, 1995.

Alicia G. Parra
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-27-96

EXHIBIT A

Property Description

Land in the 10th Civil District of Davidson County Tennessee described as follows:

Beginning at an iron pin marking the northwest corner of Lot 1 of the Curtis Subdivision as recorded in Plat Book 5210 Page 209 Register's Office for Davidson County, Tennessee; thence following an existing fence line marking the westerly boundary of Lot 1 South 08° 13' West 100.25 feet to an iron pin; thence South 08° 26' West 150.00 feet to an iron pin; thence North 61° 01' West 177.10 feet to an iron pin; thence North 76° 01' West 103.80 feet to an iron pin; thence following an existing fence line North 13° 53' East 198.39 feet to an iron pin at an existing corner fence post; thence with an existing fence line marking Homer L. Randolph's property as recorded in Deed Book 4309 Page 278, Register's Office for Davidson County, Tennessee, South 77° 07' East 250.68 feet to the point of beginning, containing 1.29 acres, more or less, and being the northerly portion of the property conveyed to Emma Harper Keller as recorded in Deed Book 2346, Page 637, Register's Office for Davidson County, Tennessee.

SURVEYOR:

Donald W. Fortner, #1072
311 Wellington Court
Madison, Tennessee 37115

EXHIBIT B

Encumbrances

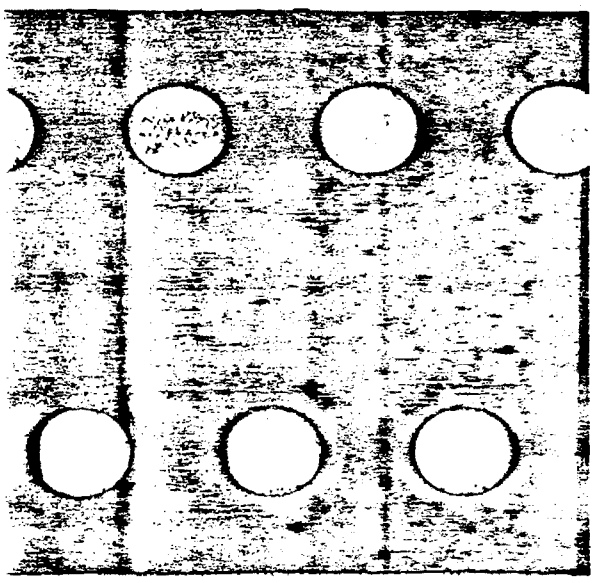
1. Real Property Taxes for 1995 and subsequent years, a lien not yet due and payable.

40728
IDENTIF. ↑ REFERENCE

95 MAR -9 PM 12:45
DAVIDSON COUNTY, TN.

PICK-UP

3824 03/09 0101 03CHECK 24.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

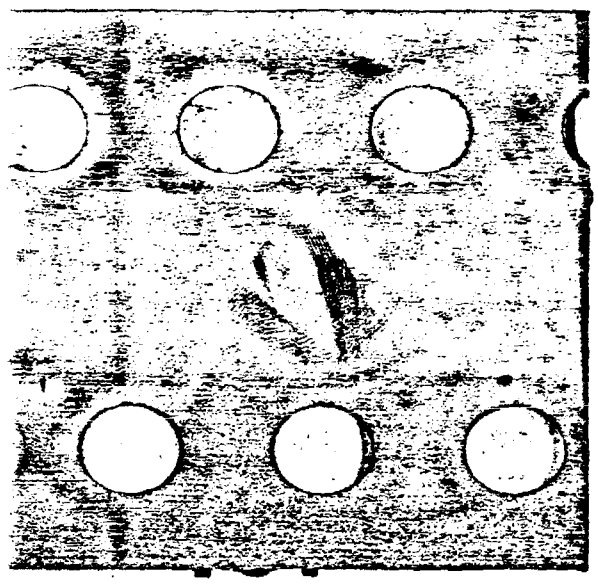
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 2000.00
CON TX 7.40
PRFEE 1.00
WDEED 16.00
TOTAL 24.40
CHECK 24.40

03/09/95 01 12:46 0001 8924



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40728
IDENTIF. ↑ REFERENCE

95 MAR -9 PM 12:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 888547