PREPARED BY (AND RETURN TO): 9975PG970

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37306
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeanell D. Brigman 1401 Campbell Circle Nashville, Tennessee 37206	First Trust Mortgage Company 6525 Quail Hollow Memphis, Tennessee 38120

TAX MAP-PARCEL NUMBERS: 083-03-351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frederick Kellers, Sr. and spouse, Lucretia Ann Kellers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeanell D. Brigman, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7-B on the Plan of Campbell Acres Resubdivision of Lots 4-8 of record in Book 6250, page 155, Register's Office for said County.

SAID Lot No. 7-B fronts 25.40 feet on the southerly margin of Campbell Circle and extends back 127.14 feet on the northwesterly line and 119.96 feet on the east line to a dead line in the rear, measuring 66.96 feet thereon, together with as an appurtenance hereto that certain driveway easement as shown on said plan.

BEING the same property conveyed to Frederick Kellers, Sr. and wife, Luaretia Ann Kellers by deed from ITT Financial Services Corporation of record in Book 9589, page 406, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 6199 Page 445 and Book 6298, page 887 said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 1401 Campbell Circle, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 9975 PG 971

WITNESS THE EXECUTION HEREOF this 8th day of March, 1996.

Frederick Kellers, Sr.

Lucretia Ann Kellers

State of Tennessee
County of Davidson

On this 8th day of March, 1996, before me the undersigned authority, personally appeared **Frederick Kellers, Sr.** and **Lucretia Ann Kellers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public

State of Tennessee
County of Davidson

7349 03/12 0101 03CHECK 169.95

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 43500.00

Jeanelle D. Brigman
Affiant

Sworn and subscribed before me on the 8th day of March, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public

0159106
IDENTIF. ↑ REFERENCE

96 MAR 12 AM 9:20
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____ BOOK 9975 PG 972

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 43500.00
CON TX 160.95
PRFEE 1.00
WDEED 8.00
TOTAL 169.95
CHECK 169.95

03/12/96 01 09:21 0001 7349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159106
IDENTIF. ↑ REFERENCE

96 MAR 12 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015434