0178446

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

Mail

96 APR 30 PM 1:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
CAROLYN KEEN
828 Ember Lake Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

BOOK 10031 PG 722

MORTGAGEE:
FIRST BANK & TRUST
1691 North Mt. Juliet Road, P. O. Box 355
Mt. Juliet, Tennessee 37122-0355

MAP AND PARCEL:
MAP 108-4
PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, TERESA T. BELL and DANIEL U. PARSONS, both unmarried, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto CAROLYN KEEN, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section Two, Larchwood, as of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Teresa T. Bell and Daniel U. Parsons, both unmarried, by deed from Barry P. Lee and wife, Gini W. Lee of record in Book 8864, Page 620, said Register's Office.

This is improved property known as 828 Ember Lake Drive, Nashville, TN 37214.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantees.

2. Restrictive Covenants of record in Book 5158, Page 918, Book 547, Page 443, Register's Office of Davidson County, Tennessee, and as amended by instrument of record in Book 5681, Page 532 and Book 5688, Page 696 and Book 6011, Page 130, said Register's Office.

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Section Two, Larchwood of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said CAROLYN KEEN, her heirs and assigns, forever; and we, TERESA T. BELL and DANIEL U. PARSONS, do further covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 26th day of April, 1996.

BOOK 10031 PG 723

TERESA T. BELL

DANIEL U. PARSONS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, TERESA T. BELL and DANIEL U. PARSONS, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 26th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $87,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 1996.

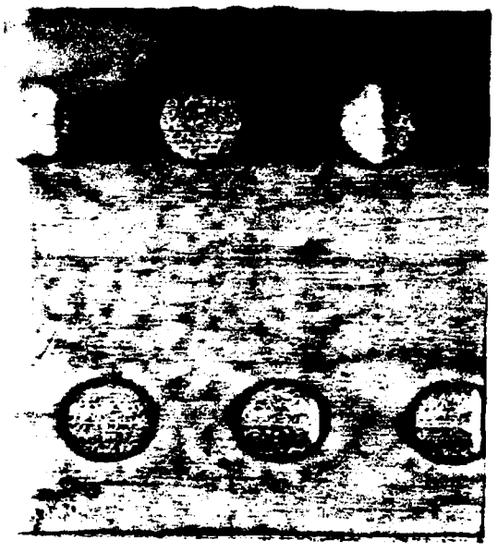
NOTARY PUBLIC

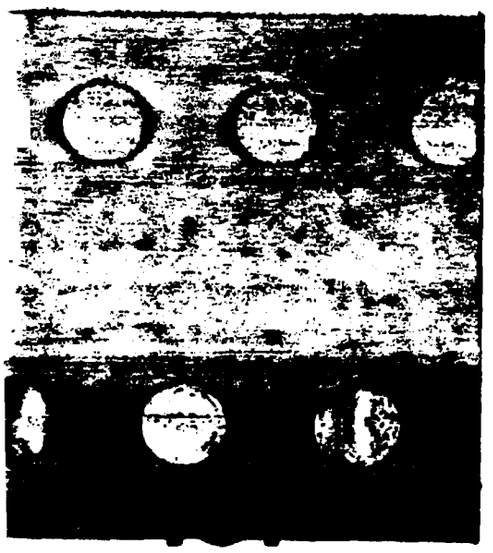
My Commission Expires: January 25, 1997

3852 04/30 0101 03CHECK 330.90

THIS INSTRUMENT IS PREPARED BY:

0176447





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 724

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 87000.00
				CON TX 321.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 330.90
				CHECK 330.90
			04/30/96	01 13:22 0001 5852

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0176446
IDENTIF. # REFERENCE

96 APR 30 PM 1:1[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1033895