BOOK 10086 PG 863

01926693

96 JUN 14 P1:12:48

DAVIDSON COUNTY, TN.

3471 06/14 0101 03CHECK 309.00

WARRANTY DEED

FROM: JAMES E. RICHARDS and wife, BARBARA H. RICHARDS

TO: GAREY M. KELTNER and wife, ELIZABETH M. KELTNER

ADDRESS NEW OWNERS AND SEND TAX NOTICES TO:
Mr. and Mrs. Garey M. Keltner
5800 Vine Ridge
Nashville, TN 37205

MAP: 112-09-0C

PARCEL: 031.00

For and in consideration of the sum of $80,000.00, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JAMES E. RICHARDS and wife, BARBARA H. RICHARDS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GAREY M. KELTNER and wife, ELIZABETH M. KELTNER, hereinafter called the Grantees, their heirs and assigns, a cerain tract or parcel of land in Davidson Cpounty, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Burlington, a Planned Unit Development of record in Book 5200, pages 403, 404, 405 and 406, said Register's Office.

Said Lot No. 31 fronts 79.00 feet on the northerly side of Burlington Place and runs back 84.24 feet on the west lot line and 84.34 feet on the east lot line to a line in the rear which measures 80.43 feet thereon.

Being the same property conveyed to James E. Richards by Deed from Creason Clayton Construction Company, Inc., and Four-O-One Financial Corp., a joint venture, of record in Book 6053, page 293, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the declarations of covenants, conditions and restrictions of record in Book 5863, page 796, said Register's Office, and all easements and setback lines as shown on the Plan of record in Book 5200, pages 403, 404, 405 and 406, said Register's Office, and easement for sanitary sewers in record in Book 3401, page 545, said Register's Office.

Taxes for 1996 have been prorated and are assumed by the Grantees.

This is unimproved property, being Lot No. 31 on the Plan of Burlington, 223 Burlington Place, Nashville, Tennessee 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Grantees, their heirs and assigns, forever. We do convenant 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, except as set forth herein.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of June, 1996.

James E Richards
JAMES E. RICHARDS

Barbara H Richards
BARBARA H. RICHARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES E. RICHARDS and wife, BARBARA H. RICHARDS, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of June, 1996.

George H. Cate, Jr.
NOTARY PUBLIC

My commission expires:

5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Gary Kelton
AFFIANT

Subscribed and sworn to before me this 13th day of June, 1996.

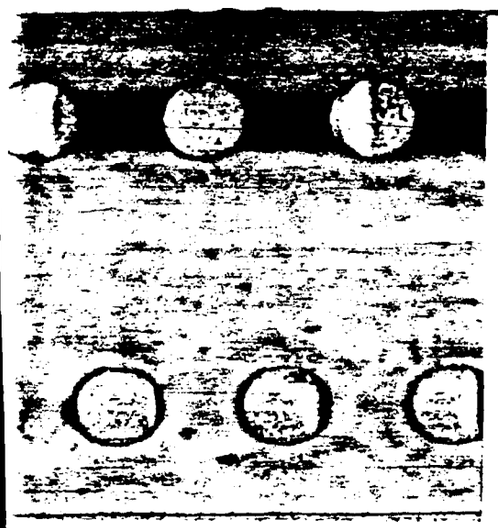
George H. Cate, Jr.
NOTARY PUBLIC

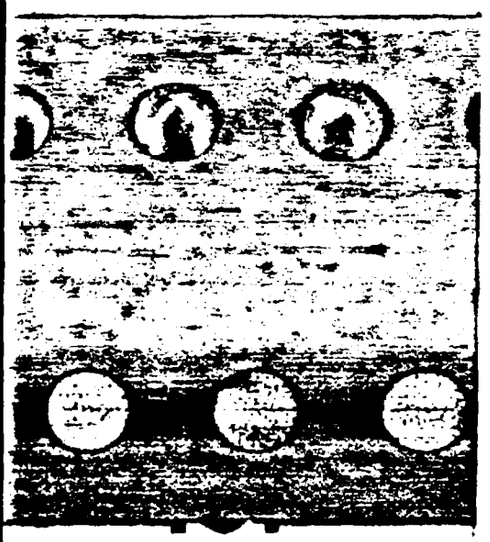
My commission expires:

5-24-97

This instrument prepared by: GEORGE H. CATE, JR., ATTORNEY
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677

BOOK 10086 PG 865





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

RECEIVED OF _____

FOR _____

BOOK 10086 PG 866

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

06/14/96 01 12:55 0001 3471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192693
IDENTIF. ↑ REFERENCE

96 JUN 14 PM 12:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1051285