BOOK 10088 PG 972

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: May 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Keith Smith (NAME)	Mortgage Resources, Inc. (NAME)	75-3-27
500 Des Moines Drive (ADDRESS)	404 BNA Drive Suite 400 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald E. Keller and wife, Ann E. Keller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Keith Smith and wife, Tammy L. Smith

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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Tulip Grove, Section I, as of record in Book 3700, Page 106, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Des Moines Drive, common corner of Lots 34 and 35; thence with the line between said lots southwestwardly 146.43 feet to a point in the North line of Lot No. 37; thence with the line between said lots westwardly 20.05 feet to a concrete monument at the rear corner of Lots Nos. 35, 36, and 37; thence with the line between lots Nos. 35 and 36, westwardly 100.0 feet to a point in the easterly margin of Juneau Drive; thence with the margin of same, northeastwardly 125.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve noreastwardly 39.27 feet to a concrete monument in the southerly margin of Des Moines Drive; thence with the margin of same southeastwardly 93.20 feet to the point of beginning.

Being the same property conveyed to Ronald E. Keller and wife, Ann E. Keller by deed from Ralph C. Harris and wife, Jerrie Harris of record in Book 5937, Page 23 Register's Office for Davidson County, Tennessee.

4302 06/17 0101 03CHECK 427.10

unimproved ( )
This is improved (X) property, known as 500 Des Moines Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we 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 heirs 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of May, 19 96

Ronald E. Keller
Ronald E. Keller

Ann E. Keller
Ann E. Keller

96 JUN 17 PM 2:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0193459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Keller and wife, Ann E. Keller

the bargainor s, 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 28th day of May, 96

Commission expires May 30, 1999

Notary Public

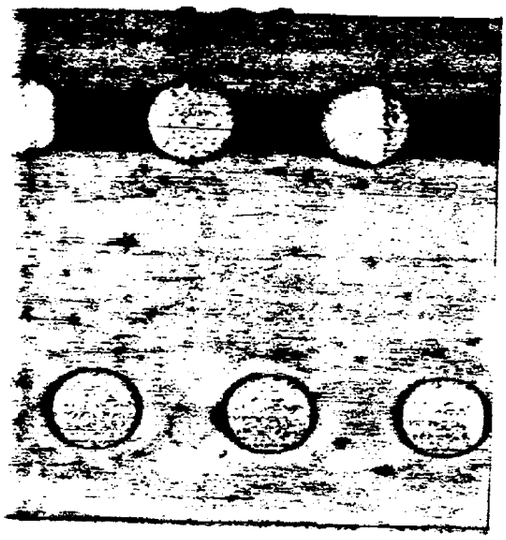
STATE OF TENNESSEE
COUNTY OF

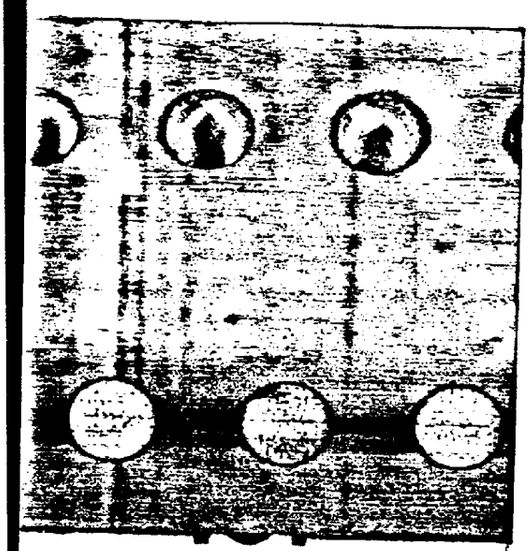
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 974

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
113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHECK 427.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/17/96 01 14:31 0001 4302

0193459
IDENTIF. & REFERENCE

96 JUN 17 PM 2:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1052109