| [ ADDRESS NEW OWNER: | ] SEND TAX BILL TO: | ] MAP-PARCEL NOS. ] |
|---|---|---|
| [ Terry Keller | ] Countrywide Home Loans, Inc. | ] MAP and PARCEL ] |
| [ 1102 Kirkland Avenue | ] Attn: Tax Dept. | ] 72-6-296 ] |
| [ Nashville, TN 37216 | ] 155 North Lake Avenue | ] |
| | ] Pasadena, CA 91109 | ] |

[ This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C ]
[ , Nashville, TN 37214 (Davidson County - Box 27B) ]

MAIL

BOOK 10254 PG 447

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Maxie O. Patton, III, unmarried, and James R. Cannon, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Terry Keller, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being the westerly 75 feet front of Lot No. 3 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County.**

**Said property fronts 75.0 feet on the southerly margin of Kirkland Avenue and extends back 203.5 feet on the easterly line and 236.0 feet on the westerly line to a dead line in the rear, measuring 177.0 feet thereon.**

**Being the same property conveyed to Maxie O. Patton, III and James R. Cannon, by deed from Harold R. Gregory and wife, Shirley M. Gregory, of record in Book 9932, Page 75, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 1102 Kirkland Avenue, Nashville, TN 37216.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made at closing; 2) The Plan of Record in Book 332, Page 101, said Register's office and all matters therein; 3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4070, Page 745, said Register's office.**

**Grantors warrant that they have never lived in said property as married people.**

[ STATE OF TENNESSEE ]
[ COUNTY OF DAVIDSON ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $62,000.00 ]
[ ]
[ Affiant ]
[ Subscribed and sworn before me this 31st day of October, 1996. ]
[ ]
[ My Commission Expires: 5/23/98 Notary Public ]

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **31st** day of **October, 1996.**

BOOK 10254 PG 448

Maxie O. Patton, III

James R. Cannon

**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 **Maxie O. Patton, III, unmarried, and James R. Cannon, married** , with whom I am personally acquainted, or who 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 **31st** day of **October, 1996.**

S. SMITH NOTARY PUBLIC

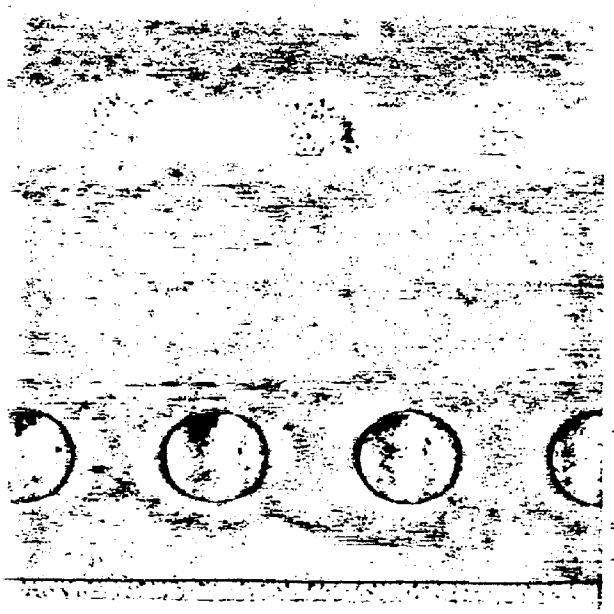
**Notary Public**
**My Commission Expires:** 5/23/98

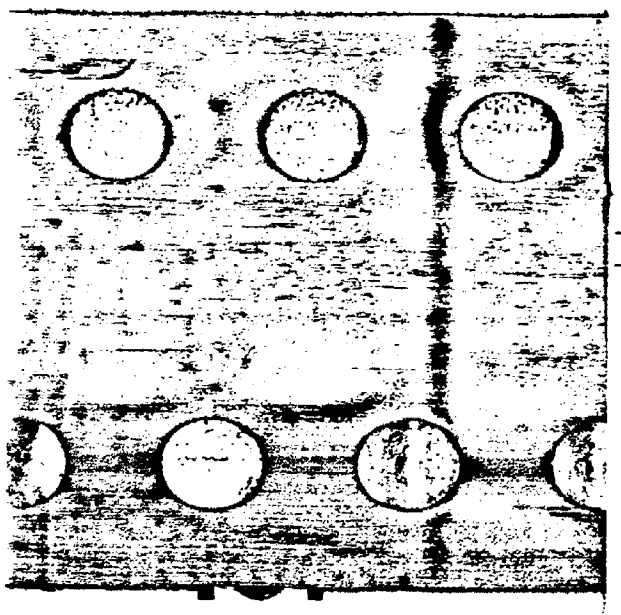
File No. 9610C437

02144952
IDENTIFICATION REFERENCE

96 NOV -8 AM 9:19
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

9545 11/08 0101 03CHECK 238.40





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10254 PG 449

| | | |
|---|---|---|
| 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 | 62000.00 |
| | | | CON TX | 229.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 238.40 |
| | | | CHECK | 238.40 |

11/08/96 01 09:20 0001 9545

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0244952
IDENTIF. # REFERENCE

96 NOV -8 AM 9:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1086461