BOOK 10527 PG 883

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~94,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

~~XXX~~ 10th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES 1/14/00

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James L. Keeling (NAME)	Southeastern Mortgage of Tennessee, Inc. (NAME)	75-5/59
167 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	115 29th Avenue South (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	4037 07/14 0101 03CHEC

FOR AND IN 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, The Estate of Elbert E. Luti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Keeling and wife, Deborah M. Keeling

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. 925, on the Plan of Hermitage Hills, Section 8, as shown on plat of record in Plat Book 3600, Page 24, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elbert E. Luti and wife, Mildred L. Luti by Deed of Record in Book 4150, page 605, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record. Mildred L. Luti having since died vesting sole ownership in Elbert E. Luti as surviving tenant by the entirety. Elbert E. Luti died May 8, 1997 and by Will of Record in Probate Court of Davidson County, Tennessee Probate Number 97P-839, directed and empowered the Executors to sell this real estate. Kenneth R. Gregory and Frances Gregory are appointed as co-executors of record in Probate Court of Davidson County, Tennessee, being Probate Number 97P-839.

This is ~~improved~~ ( ) unimproved ( ) property, known as 167 Bonnafield Drive (House Number) (Street) Hermitage, TN 37076 (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. Whenever 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 ~~10th~~ 10th day of July, 19 97

The Estate of Elbert E. Luti BY:

Kenneth R. Gregory, ~~Executor~~ Co-Executor — Kenneth R. Gregory

Frances Gregory, Co-Executor — Frances Gregory

STATE OF TENNESSEE }
COUNTY OF

BOOK 10527 PG 884

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____
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

(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)

and _____, being authorized so to do, executed 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_____.

Commission expires_____ _____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

DAVIDSON COUNTY, TN.

97 JUL 14 AM 11:23

IDENTIFICATION REFERENCE

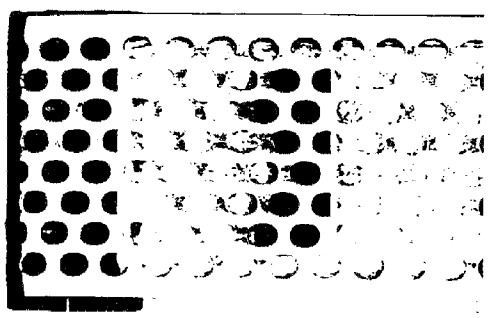
0325980

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kenneth R. Gregory and Frances Gregory, Co-Executors for The Estate of Elbert E. Luti, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledge that they are the Co-Executors of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of July, 1997.

My Commission Expires: 11/19/00 _____
Notary Public



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

RECEIVED OF _____

FOR _____ BOOK 10527 PG 885

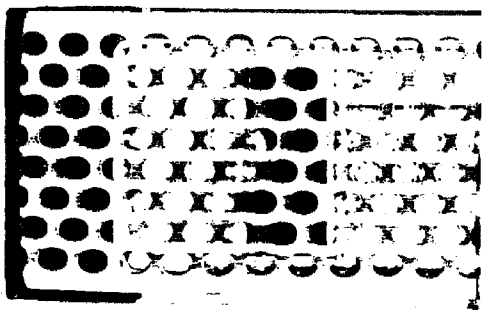
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT 94900.00
CON TX 351.13
PRFEE 1.00
WDEED 8.00
TOTAL 360.13
CHECK 360.13

07/14/97 01 11:22 0001 4037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0325980
IDENTIFICATION REFERENCE

97 JUL 14 AM11:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1173776