This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**5110 Maryland Way, Suite 200**
**Brentwood, Tennessee 37027**

BOOK 10551 PG 782

ADDRESS NEW OWNER:
**Leslie D. Keller**
**517 Huntington Ridge Drive**
**Nashville, Tennessee 37211**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Mid-State Financial Services, Inc.**
**2021 Richard Jones Road, P. O. Box 150865**
**Nashville, TN 37215**

MAP **161-11**
GROUP **A**
PARCEL **140.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Westminster Homes, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Leslie D. Keller and Betty W. Keller, both single persons**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land situated and lying in Davidson County, Tennessee, the same being Lot No. 140, of the Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Westminster Homes, Inc. by deed from Richter Dial Builders, Inc. dated , of record in Book 9973, page 950, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 517 Huntington Ridge Drive, Nashville, Tennessee 37211.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

97 AUG -1 AM 9:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0332664

WITNESS my hand this the 25th day of July, 1997.

Westminster Homes, Inc.

BOOK 10551 PG 783

By: Robert A. Yeatman, Vice-President

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Robert A. Yeatman** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Vice-President** of **Westminster Homes, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 25th day of July, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $102,940.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

1574 08/01 0101 03CHECK 389.8

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

RECEIVED OF _____

FOR _____

BOOK 10551 PG 784

| | | |
|---|---|---|
| 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 | |
| | | | | 102940.00 |
| | | | CON TX | 380.88 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 389.88 |
| | | | CHECK | 389.88 |
| 08/01/97 | 01 | 09:10 | 0001 | 1574 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332664
IDENTIF. ✦ REFERENCE

97 AUG -1 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1181202