File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10545 PG 572

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14789

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MONTGOMERY G. TURNER (NAME)	NEW OWNER (NAME)	117-09-C
1746 Hillmont Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	31
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA39298

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, GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MONTGOMERY G. TURNER AND WIFE, MARGARET L. TURNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 31 on the Plan of Burlington Subdivision, as of record in Plat Book 5200, pages 403 thru 406, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Garey M. Keltner and wife, Elizabeth M. Keltner by deed from James E. Richards and wife, Barbara H. Richards of record in Book 10086, page 863, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5863, page 796, amended in Book 6046, page 134; (3) Conveyance of common area of record in Book 6504, page 207; (4) Charter of record in Book 5869, page 168, and Book 6018, page 349; (5) Easements of record in Book 6929, page 646, and Book 3401, page 545; and (6) All matters appearing on the Plan of record in Plat Book 5200, pages 403 thru 406, said Register's Office.

THIS INSTURMENT IS BEING RERECORDED TO CORRECT THE SPELLING OF THE GRANTEES (WIFE) NAME TO READ MARGARET.

RE-RECORD

BOOK 10589 PG 636

IDENTIF. & REFERENCE 0343467

RE-RECORD 97 SEP -2 AM 10:55 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0331129

97 JUL 29 AM 10:36 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

This is improved ( ) unimproved (XX) property, known as 223 Burlington Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of July, 19 97.

GAREY M. KELTNER

ELIZABETH M. KELTNER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10545 PG 573

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of July, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

RE-RECORD

BOOK 10589 PG 637

9813 07/29 0101 03CHECK 343.85

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Margaret Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 97.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER

TO MONTGOMERY G. TURNER AND WIFE, MARGARE L. TURNER

9813 07/29 0101 03CHECK 8.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926