BOOK 10767 PAGE 503

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry Keller 2011 Hermitage Park Drive Hermitage, TN 37076	Same as New Owner	Map 43-13 Parcel 249

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto TERRY KELLER, a single woman, hereinafter referred to as the "GRANTEE", her 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 Lots Nos. 72 and 73 in the Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 72 and 73 adjoin and front together 100 feet on the northerly side of Harris Avenue. The eastern line runs from the front 107 feet back to a dead line. The western line runs from the front 112 feet back to said dead line. The said rear dead line is 100 feet.

BEING the same property conveyed to Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick, by deed from David Huggins, Trustee, of record in Book 6783, page 23, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 141 Harris Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 547, page 164, said Register's Office.

039124
IDENTIF. & REFERENCE

98 JAN 26 AM 8:54
REGISTER
DAVIDSON COUNTY, TN.

BOOK 10767 PG 504

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 22nd day of January, 1998.

"GRANTORS"

THOMAS J. FITZPATRICK

MARY EVELYN FITZPATRICK

"GRANTEE"

TERRY KELLER, a single woman

5290 01/26 0101 03CHECK 626.90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, and TERRY KELLER, a single woman, 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, at office, this the 22nd day of January, 1998.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of January, 1998.

NOTARY PUBLIC

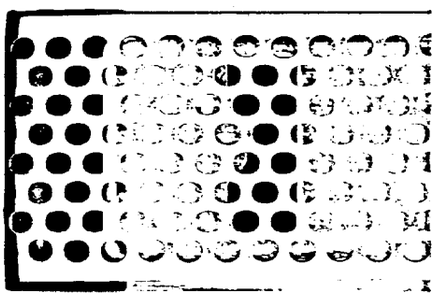
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

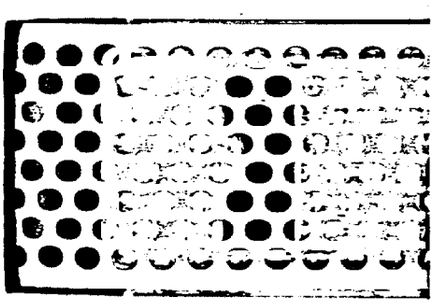
FOR _____

BOOK 10767 PG 505

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	
				167000.00
			CON TX	617.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	626.90
			CHECK	626.90
01/26/98	01	08:56	0001	5290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393124

IDENTIF. & REFERENCE

98 JAN 26 AM 8:54

DAVIDSON COUNTY, TN.

No.1245894