BOOK 10911 PG 599 Box 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

John J. Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 98

Lee E. Cranford
Notary Public Lee E. Cranford

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Keith (NAME)	First Trust Mortgage Company (NAME)	MAP 142-5D,
923 Todd Preis Drive (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL #17
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, I, John N. Badger, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Keith and wife, Frieda L. Keith

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 Unit No. C-405, together with the Carport designated No. C-405-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19 of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to John N. Badger and wife, Judith M. Badger, by deed from Kevin L. Nicholas and wife, Susan M. Nicholas, of record in Book 5164, page 856, Register's Office for Davidson County, Tennessee. The said Judith M. Badger quitclaimed her interest in said property pursuant to a property settlement agreement, said deed being of record in Book 5320, page 375, said Register's Office. Judith M. Badger executed a Quitclaim Deed and Release pursuant to the Property Settlement Agreement of record in Minute Book 113C, page 1871, Minutes of the Third Circuit Court of Davidson County, Tennessee, said Quitclaim Deed and Release being of record in Book 6508, page 389, said Register's Office. John N. Badger then conveyed the subject

CONTINUED

This is unimproved ( ) improved (X) property, known as 923 Todd Preis Drive, Nashville, TN 37221
(House Number) (Street) (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. 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.

Witness our hand s this 28th day of April 19 98

John N. Badger

Suzanna G. Badger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N. Badger and wife, Suzanna G. Badger

the bargainor s, 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 and official seal at Nashville, Tennessee, this 28th day of April 1998.

Commission expires March 25, 2000

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

property to John N. Badger and wife, Karen Badger by deed of record in Book 6806, page 934, Register's Office for Davidson County, Tennessee. Karen Badger quitclaimed her interest in the subject property to John N. Badger, by Quitclaim Deed of record in Book 7130, page 527, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

SUZANNA G. BADGER, spouse of the above named John N. Badger, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property.

1543 05/01 0101 03CHECK 477.05

Warranty Deed from John N. Badger and wife, Suzanna G. Badger, to John J. Keith and wife, Frieda L. Keith.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

98 MAY -1 PM 4:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04324487

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10911 PG 601

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	126500.00
			CON TX	468.05
			PRFEE	1.00
			MDEED	8.00
			TOTAL	477.05

CHECK 477-05
05/01/98 01 16:21 0001 1543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432487
IDENTIF. ↑ REFERENCE

98 MAY -1 PM 4:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287623