60

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

BOOK 10913 PG 971

ADDRESS NEW OWNER:
Warren A. Keller
808 Old Thrasher Ct.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
8360 Old York Road
Elkins Park, PA 19117-1590

MAP **171-8**
GROUP **A**
PARCEL **105.00**

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, **Nancy Helene Cashon, unmarried**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Warren A. Keller and wife, Amy S. Keller**, 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. 105 of the Cottonport Plantation, Phase II, record in Plat Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Nancy Cashon and husband Jack Cashon by deed from Randall T. Stuart and wife Eleanor D. Stuart of record in Book 10084, page 657, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Nancy Helene Cashon by Quitclaim Deed from Jack Cashon of record in Book 10353, page 9, said Register's Office.

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 1998 and subsequent years.

This is improved property known as 808 Old Thrasher Ct., Brentwood, Tennessee 37027.

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 covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

04331 08
IDENTIFICATION REFERENCE
98 MAY -4 PM 2:56
DAVIDSON COUNTY, TN.

2188 05/04 0101 03CHECK 887.75

WITNESS my hand this the 30th day of April, 1998.

BOOK 10913 PG 972

Nancy Helene Cashon

Nancy Helene Cashon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy Helene Cashon, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $237,500.00.

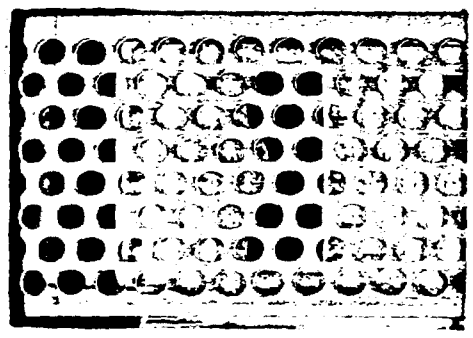
AFFIANT

Subscribed and sworn to before me on this 30th day of April, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO.



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

RECEIVED OF _____

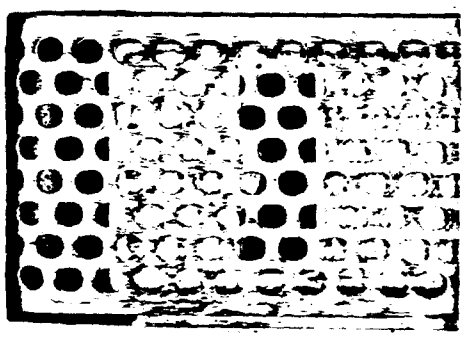
FOR _____

BOOK 10913 PG 973

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 237500.00	
			CON TX 878.75	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 887.75	
			CHECK 887.75	
05/04/98	01	14:59 0001	2188	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433108
IDENTIF. # REFERENCE

98 MAY -4 PM 2:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288259