THIS INSTRUMENT PREPARED BY:

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

mail

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 71-12 Parcel 76

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, BRESEE D. STOVALL and wife, MILDRED D. STOVALL, 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 Lot No. 2 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Lands of record in Book 332, page 34, Register's Office for said County.

SAID Lot No. 2 fronts 80 feet on the east side of Jones Avenue and runs back between lines 280 feet more or less on the north line, 275 feet on the south line along the north margin of Cherokee Avenue to the west line of Lot No. 5 on which it measures 86 feet.

BEING the same property conveyed to Bresee D. Stovall and wife, Mildred D. Stovall, by quitclaim deed from Bresee D. Stovall of record in Book 6326, page 555, 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 1601 Jones Avenue, Nashville, TN 37207.

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 332, page 34, said Register's Office.

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 26th day of May, 1998.

BOOK 10947 PG 319

"GRANTORS"

Bresee D. Stovall
BRESEE D. STOVALL

Mildred D. Stovall
MILDRED D. STOVALL

"GRANTEE"

Terry Keller
TERRY KELLER, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRESEE D. STOVALL and wife, MILDRED D. STOVALL, 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 26th day of May, 1998.

Patsy C. Davidson
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 $60,600.00.

Terry Keller
Affiant

Sworn to and subscribed before me, this the 26th day of May, 1998.

Patsy C. Davidson
NOTARY PUBLIC

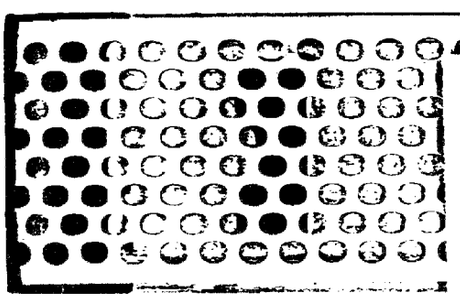
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0442567
IDENTIF. & REFERENCE

98 MAY 27 PM 2:34

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2247 05/27 0101 03CHECK 233.22



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

RECEIVED OF _____

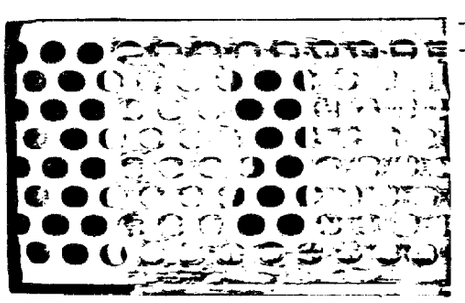
FOR _____

BOOK 10947 PG 320

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 60600.00
CON TX 224.22
PRFEE 1.00
WDEED 8.00
TOTAL 233.22
CHECK 233.22



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/27/98 01 14:36 0001 2247

0442567
IDENTIF. # REFERENCE
98 MAY 27 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298206