Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

BOOK **10979** PG **485**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$96,550.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** DAY OF **JUNE, 1998**.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — ANGELA M. LAKE — DAVIDSON COUNTY, TENNESSEE — My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Keegan	**Tennessee Mortgage Corporation**	**52-8A-214**
(NAME) **1112 Shawnee Road**	(NAME) **139 Charter Place**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **LaVergne, TN 37086**	
(CITY) (STATE) (ZIP)	(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, **Allen Earps and wife, Betty F. Earps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian L. Keegan and wife, Luisa Keegan**, 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. 146 on the Plan of Heron Walk, Phase One, Section Three, as of record in Book 9700, Page 551, said Register's Office .

Being part of the same property conveyed to Allen Earps and wife, Betty F. Earps by deed of record in Book 9708, Page 720, Register's Office for County, Tennessee.

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

1752 06/16 0101 03CHECK 366.23

unimproved ☐
This is improved ☒ property, known as **1112 Shawnee Road, Madison, TN 37115**
(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.

04514 35
IDENTIF. + REFERENCE
98 JUN 16 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **12th day of June, 1998**.

BOOK 10979 PG 486

Allen Earps

Allen Earps

Betty F. Earps

Betty F. Earps

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 Allen Earps and wife Betty F. Earps the bargainors, 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 6/12/98.

Angela M. Lake
Notary Public

Commission expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10979 PG 487

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	96550.00
			CON TX	357.23
			PRFEE	1.00
			MDEED	8.00
			TOTAL	366.23

CHECK 366.23

06/16/98 01 15:03 0001 1752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 16 PM 3:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0451435

IDENTIF. ↑ REFERENCE

No. 1307610