FILE BOX 45

WARRANTY DEED

BOOK 11140 PAGE 656

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Minnie B. Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minnie B. Bean (NAME)	Owner (NAME)	MAP 64-12-O-A
314 Thunder Place (ADDRESS)	(ADDRESS)	PARCEL 314 CO
Hermitage, TN 37076 (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, Richard J. Keller and wife, Elizabeth Ann Keller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Minnie B. Bean

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:

A CERTAIN CONDOMINIUM apartment in Davidson County, Tennessee, being Unit No. 314, of Fox Run Condominiums, Section Revision - Part of Section 2 and First Revision - Part of Sec. 1, of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard J. Keller and wife, Elizabeth Ann Keller by deed from Bobby H. Steele and wife, Omie Louise Steele, of record in Book 9397, Page 505, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws, of record in Book 4956, Page 590; Book 5174, Page 611; Book 5535, Page 713; Book 5895, Page 516; Book 5548, Page 852; Book 6370, Page 817; Book 8510, Page 95; Book 8510, Page 100; Book 4456, Page 590; Book 5174, Page 609; Book 5548, Page 852; and Book 5564, Page 582, said Register's Office.

9062 10/05 0101 03CHECK 499.40

unimproved ( )
This is improved (X) property, known as 314 Thunder Place, Hermitage, TN 37076
(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 30th day of September, 19 98

Richard J. Keller

Elizabeth Ann Keller

BOOK 11140 PAGE 657

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 Richard J. Keller and wife, Elizabeth Ann Keller

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 30th day of September, 19 98

Commission expires 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

98 OCT -5 AM 8:54
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0495655
IDENTIF. → REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11140 PAGE 658

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 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
FEEE 2.00
TOTAL 499.40
CHECK 499.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/98 01 08:56 0001 9062

0495655
IDENTIF. # REFERENCE

98 OCT -5 AM 8:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354337