This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

45

ADDRESS NEW OWNER:
Richard J. Keller
809 South Chestnut Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Bank

MAP **64-11**
GROUP **A**
PARCEL **49.00**

WARRANTY DEED

BOOK 11140 PAGE 738

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, **Stephen W. Cherry and wife, Tinia H. Cherry, (formerly Tinia L. Hughes, unmarried)** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Richard J. Keller and wife, Elizabeth Ann 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. 49 on the Plan of Caleb Chase Subdivision, of record in Book 6250, page 821, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tinia L. Hughes and Stephen W. Cherry, both unmarried by deed from Walter England and wife, Earlene England of record in Book 9814, page 189, Register's Office for Davidson County, Tennessee.
*The said Tinia L. Hughes now Tinia H. Cherry, married.

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 1999 and subsequent years.

This is improved property known as 809 South Chestnut Court, Hermitage, Tennessee 37076.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9077 10/05 0101 03CHECK 562.30

98 OCT -5 AM 9:01
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04956 70

WITNESS our hands this the 30th day of September, 1998.

Stephen W. Cherry

Tinia H. Cherry

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen W. Cherry and wife, Tinia H. Cherry**, 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 Warranty Deed for the purposes therein contained.

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

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $149,000.00.

AFFIANT

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

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11140 PAGE 740

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 149000.00
CON TX 551.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 562.30
CHECK 562.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/98 01 09:03 0001 9077

0495670
IDENTIF. ↑ REFERENCE

98 OCT -5 AM 9:01

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354352