29

BOOK 11191 PAGE 813

STATE OF TENNESSEE
COUNTY OF Davidson 8058

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant Terry Keller

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 19 98.

Notary Public

MY COMMISSION EXPIRES: 5/29/00

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Terry Keller	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS 71-6-196
(NAME) 1070 Zophie Street	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, RTR Properties, a General Partnership, composed of Robert Simoni and Terry Keller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry 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:

BEING land in Davidson County, Tennessee, being Lot No. 38 on the Revised and Corrected Map of Subdivision of the Casper Zophi Place, as of record in Book 547, page 21 and 22, Register's Office for said County. Said Lot No. 38 fronts 50 feet on the southerly side of Zophi Street and runs back between parallel lines 145 feet to an alley.

BEING the same property conveyed to RTR Properties, a General Partnership, by quitclaim deed from Robert Simoni of record in Book 10002, page 619, said Register's Office.

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

98 NOV -5 AM 10:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0508881
IDENTIF. # REFERENCE

This is improved property known as 1070 Zophie Street, Nashville, TN 37216

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 their hands this 20th day of January, 19 98.

RTR Properties, a General Partnership

By: Robert Simoni
Robert Simoni

By: Terry Keller

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 RTR Properties, a General Partnership, composed of Robert Simoni and Terry Keller the bargainor____, 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 20th day of January, 19 98.

My commission expires 5/28/00

Notary Public

3109 11/05 0101 03CHECK 292.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	292.20
CHECK	292.20

11/05/98 01 10:53 0001 3109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508881

IDENTIF. & REFERENCE

98 NOV -5 AM 10:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368246