Box

BOOK 11257 PAGE 239

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dyrk McGill Keyser	New Owner	MAP 172-01-A
(NAME)	(NAME)	
38 Nickleby Down		PARCEL 60.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Kristine N. Heller, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dyrk McGill Keyser and wife, Jane Elizabeth Keyser

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, TN, BEING Lot No.60 on the Plan of Copperfield Revised, of record in Plat Book 6900, page 555 through 559, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kerry S. Heller and wife, Kristine N. Heller by deed from Morris W. Thurman, Sr. and Tom Hudgins of record in Book 10094, Page 648, said Register's Office. The said Kerry S. Heller and Kristine N. Heller having since divorced and the said Kerry S. Heller quitclaimed to Kristine N. Heller all his right, title & interest by Quitclaim Deed of record in Book 10254, Page 280, said Register's Office, dated 11/1/96.

This conveyance is subject to the following: all matters appearing on the Plan of record in Plat Book 6900, page 555-559; restrictions of record in Book 6779, page 296, re-recorded in Book 6783, page 973, amended in Book 7071, page 482; Book 7208, Page 889; all of record in the Register's Office for Davidson County, Tennessee.

98 DEC 17 PM 1:05
REGISTER
DAVIDSON COUNTY, TN.

0526533
IDENTIF. & REFERENCE

This is unimproved ( )
This is improved (X) property, known as 38 Nickleby Down, Brentwood, TN 37027
(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 my hand this 4th day of December, 19 98

Kristine N. Heller

Kristine N. Heller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristine N. Heller, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 17th day of December 1998

Commission expires 3/27/99

Notary Public

JACQUE I FREEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Kristine N. Heller

TO

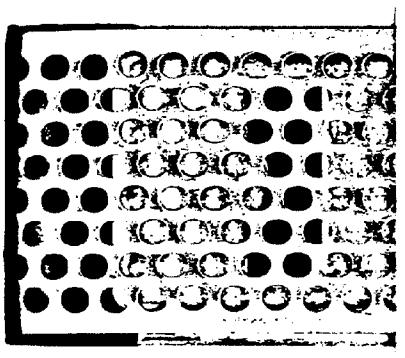
Dyrk McGill Keyser and wife,
Jane Elizabeth Keyser

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

1920 12/17 0101 03CHECK

758.40



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

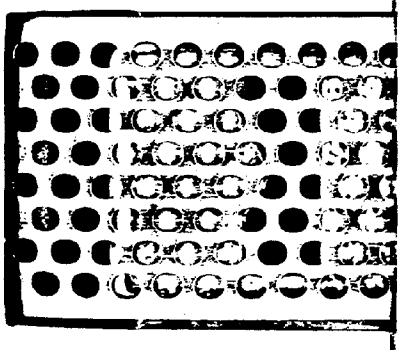
FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	202000.00
CON TX	747.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	758.40
CHECK	758.40

12/17/98 01 13:06 0001 1920



0526533
IDENTIF. & REFERENCE

98 DEC 17 PM 1:05
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401370