Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 11305 PAGE 702

ADDRESS NEW OWNER:
Stephen L. Keeler, Sr.
1003 Natchez Trace Road
Franklin, Tennessee 37069

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main
Lebanon, Tennessee 37087

MAP **65-0**
GROUP
PARCEL **2D**

WARRANTY DEED

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 of which is hereby acknowledged, **Carriage House Realty & Auction Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Stephen L. Keeler, Sr. and wife, Jodi H. Keeler**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being in the Old 4th Civil District, fronting Saundersville Road, and lying between the Baptist Church property and George A. Patton Investment Co. property near entrance to Green Acres of Hermitage Subdivision, as more particularly described in the resubdivision plat of record in Book 5800, page 31, Register's Office for Davidson County, Tennessee, on February 22, 1982, as described as follows:

Beginning at a point in the westerly margin of Saundersville Road, said point being the southeastern corner of modified Lot No. 114 now owned by the George A. Patton Investment Co.; thence with the boundary of the George A. Patton Investment Co. lot and in a northeasterly direction 150 feet more or less to a marker in the easterly boundary line of the Baptist Church property; thence with the easterly boundary line of the same S 7 degrees 59 minutes 21 seconds W 166.42 feet to a concrete marker, being the Baptist Church's most southeasterly corner and Saundersville Road; thence with Saundersville Road right of way, N 28 degrees 33 minutes 2 seconds East 38.1 feet to a marker; thence on a radius of 425.14 feet of Saundersville Road 118.1 feet more or less, in the point beginning.

Being the same property conveyed to Carriage House Realty & Auction Company by deed from Paulesse N. Sloan Craft and husband, Joe Ralph Craft dated January 6, 1995, of record in Book 9567, page 935, Register's Office for Davidson County, Tennessee.

This is improved property known as 4331 Saundersville Road, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations that may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien now due and payable. Map 65, Group 0, Parcel 2D. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5800, page 31, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 40 foot minimum building setback line from Saundersville Road; a 10 foot sewer service line easement across the northeast front corner; an easement for join access on the northeast front corner; and all notes of record as depicted on said plat. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hands this the 20th day of January, 1999.

Carriage House Realty & Auction Company

Robert L Wood Jr. President

By: Robert L. Wood, Jr., President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Robert L. Wood, Jr.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Carriage House Realty & Auction Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 20th day of January, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of January, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

0539202

99 JAN 21 AM 9:37

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

5381 01/21 0101 03CHECK 865.00

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

053202

IDENTIFICATION REFERENCE

99 JAN 21 AM 9:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 866.00
CHECK 866.00

01/21/99 01 09:36 0001 5381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414806