RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38237) FILE BOX "7"

BOOK 11646 PAGE 471

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

X Walter Allen Townsend
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 1999

X Alan B. Mazer
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Walter Allen Townsend 730 Starlit Road Nashville, TN 37205	PNC Mortgage Corp. 75 North Fairway Drive Vernon Hills, IL 60061	102-15-35 8D2-48000

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,

EVELYN A. KELLER, UNMARRIED

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

WALTER ALLEN TOWNSEND, UNMARRIED

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. 214 on the plan of Brook Meade, Section VI, of record in Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 213, which is a corner lot, fronts 131.6 feet on the southeasterly margin of Newberry Road and fronts 228.4 feet on the northerly margin of Starlit Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 180.0 feet on the southeasterly line and 238.4 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Evelyn A. Keller, a single person, by deed from Todd David Cerney and wife, Kip Kirby, of record in Book 8661, Page 636, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 730 STARLIT ROAD, NASHVILLE, TN 37205
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 this 31ST day of August, 1999

X Evelyn A. Keller
EVELYN A. KELLER

0631564
RECEIVED FOR REFERENCE
99 SEP -2 AM 10:52
PAUL G. CHANDLER REGISTER
DAVIDSON COUNTY, TN
02/02 0101 CHECK 575.25

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 Evelyn A. Keller, Unmarried

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 instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2000.

Commission Expires: 5/26/02

Notary Public

ALAN D. MAZER 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

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____ _____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11646 PAGE 473

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

06315 64

IDENTIFICATION REFERENCE

99 SEP -2 AM 10:12

REGISTER
DAVIDSON COUNTY, TN.

CONT
1E2500.00
CON TX 564.25
FFEE 1.00
MSELL 8.00
CFEE 2.00
TOTAL 575.25
CHECK 575.25
09/02/99 01 10:12 0001 3882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511924