Instr:200008100079198 Page: 1 OF 2
REC'D FOR REC 08/10/2000 8:14:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.50

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry Keller P. O. Box 291343 Nashville, TN 37229-1343	Same as New Owner	Map 83-5 Parcel 215

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KENNETH D. FLATT, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto TERRY KELLER, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 on the Plan of the Subdivision of the Calvin Davis Lot, being a part of Block "B" in F. O. Beazley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Kenneth D. Flatt by deed from Lois Louise Smith and husband John C. Smith, of record in Book 9613, page 320, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1110 Stratton Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 2000, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 57, page 85, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 9th day of August, 2000.

"GRANTOR"
KENNETH D. FLATT, a single man

"GRANTEE"
TERRY KELLER, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH D. FLATT, a single man, and TERRY KELLER, a single woman, 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, at office, this the 9th day of August, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Sworn to and subscribed before me, this the 9th day of August, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001