THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 12303Q

MAP/GROUP/PARCEL: 052-01-0/296.00

NEW OWNER'S NAME AND ADDRESS:
CAROL MARY KELLER
726 IDLEWILD DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 07/23/02 11:07 2pgs
Fees:13.00 Taxes:251.23

20020723-0088272

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, **TIMOTHY D. BAGSBY and MELISA A. BAGSBY, HUSBAND AND WIFE**, hereinafter called Grantors, do hereby transfer and convey unto **CAROL MARY KELLER**, a married person her heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING LOT NO. 8 ON THE REVISED PLAN OF POWER & ROTH, BOOK "L", MADISON PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The subject property is improved property commonly known as 726 Idlewild Drive, Madison, Tennessee.

BEING the same property conveyed to Timothy D. Bagsby and Melisa A. Fann herein by deed of record in Book 8935, Page 936, Register's Office for Davidson County, Tennessee.

Melissa A. Fann is married and now known as Melissa A. Bagsby.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

TIMOTHY D. BAGSBY

MELISA A. BAGSBY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **TIMOTHY D. BAGSBY and MELISA A. BAGSBY**, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, TN, on this the 15th day of July, 2002.

NOTARY PUBLIC

My Commission Expires:

11-13-05

JENNIFER QUINN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $67,900.00.

AFFIANT

Sworn to and subscribed before me, this 15th day of July, 2002.

NOTARY PUBLIC

My Commission Expires:

11-13-05

JENNIFER QUINN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires