THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/13/03 10:03 2pgs
Fees:13.00 Taxes:364.45
20030513-0063960

ADDRESS NEW OWNER:
Chet Melvin, et ux
625 Double Log Cabin Road
Lebanon, Tennessee 37087

MORTGAGEE:
Richard D. Keel, et ux
510 Knapp Farms Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel
64-12-A-144CO

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, **we, Richard D. Keel and wife, Margaret M. Keel,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chet Melvin and wife, Sherry Melvin,** 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 Unit No. 144 in the Fox Run Condominium Apartments, Section 1, as shown on Plan of record in Book 4860, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Richard D. Keel and wife, Margaret M. Keel, by deed from William A. Vernich and wife, Carolyn A. Vernich, as of record in Book 10629, page 189, Register's Office for Davidson County, Tennessee.

This is improved property known as 144 Saddle Tree, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including By-Laws of record in Book 4956, page 590; Book 5174, page 609; Book 8510, page 100; Charter of the Homeowner's Association of record in Book 5208, page 188; Master Deed of record Book 4956, page 582; Book 5548, page 852; Book 5896, page 1, Book 5564, page 582; and Book 8510, page 92, and restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 4860, page 52, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 30th day of April, 2003.

Richard D. Keel
RICHARD D. KEEL

Margaret M. Keel
MARGARET M. KEEL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD D. KEEL AND WIFE, MARGARET M. KEEL**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of April, 2003.

DANA LOGGINS
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-13-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$98,500.00.**

AFFIANT

Subscribed and sworn to before me
this 30th day of April, 2003.

DANA LOGGINS
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-13-03