Davidson County DEEDWARR
Recvd: 05/13/03 15:18 2pgs
Fees:13.00 Taxes:473.60
20030513-0064378

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

ADDRESS NEW OWNER:
Richard D. Keel, et ux
510 Knapp Farm Drive
Hermitage, Tennessee 37076

MORTGAGEE:
Wilson Bank and Trust
1476 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel
64-12-A-510 CO

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, **I, Bettye J. Nichols, Trustee of the Nichols Family Trust,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard D. Keel and wife, Margaret M. Keel,** 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:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 510 of Fox Run Condominiums, Second Revision, Part of Section 2 and First Revision, Section 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Richard A. Nichols and Bettye J. Nichols, Trustees of the Nichols Family Trust, by deed from Richard A. Nichols and wife, Bettye J. Nichols, as of record in Book 9898, page 438, Register's Office for Davidson County, Tennessee. Richard A. Nichols died on September 24, 2001, leaving Bettye J. Nichols as the surviving Trustee.

This is improved property known as 510 Knapp Farm Drive, 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 5548, page 852; Book 5564, page 582; Book 5896, page 1; and Book 8510, page 100; Charter of the Homeowner's Association of record in Book 5208, page 188; Master Deed of record Book 5535, page 713; Book 5895, page 516; Book 5936, page 301; Book 6370, page 817; and Book 8510, page 95, and restrictive covenants, easements, covenants and conditions as shown on the plan of record in Plat Book 6250, page 118, 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 my hand this 30th day of April, 2003.

THE NICHOLS FAMILY TRUST

BETTYE J. NICHOLS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BETTYE J. NICHOLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Trustee of The Nichols Family Trust, the within named bargainor, a partnership, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of The Nichols Family Trust by herself as Trustee.

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

NOTARY PUBLIC

DANA LOGGINS 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 **$128,000.00.**

AFFIANT

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

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-13-03