Davidson County DEEDWARR
Recvd: 09/11/03 12:53 2pgs
Fees:13.00 Taxes:323.75
20030911-0133391

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN04843

WARRANTY DEED

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of AUGUST, 2003

Notary Public

MY COMMISSION EXPIRES: 6/9/07

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL RYAN KEITH 539 CHANDLER PLACE HERMITAGE, TN 37076	Franklin American Mtg 501 Corporate Centre Dr. Ste 100 Franklin TN 37067	086-06-0-A-539.00 CO

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,

CHARLES R. TUCKER AND WIFE, IRENA G. TUCKER

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

SAMUEL RYAN KEITH, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 539 on the Condominium Site of Steeplechase Condominiums, of record in Book 6816, page 483, as amended in Book 7390, page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Tucker and wife, Irena G. Tucker, by Warranty Deed from Henry B. Kelsey, a married person, dated March 31,1999 and recorded April 1, 1999 in Book 11412, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws, of record in Book 6816, page 483; Book 7390, page 1; and Book 6816, page 519, said Register's Office.

Unimproved ( )
This is improved (X) property known as **539 CHANDLER PLACE, HERMITAGE, TN 37076**
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 26th day of AUGUST, 2003.

Charles R Tucker 8/27/03
CHARLES R. TUCKER

Irena G. Tucker 8-27-03
IRENA G. TUCKER

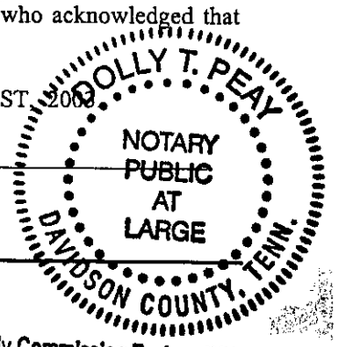
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES R. TUCKER AND WIFE, IRENA G. TUCKER 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 Mt. Juliet, Tennessee, this 26th day of AUGUST, 2003.

Commission Expires:_____

Notary Public



My Commission Expires JULY 30, 2005

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 _____, 2003.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public