39-B

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Richard A. Keuler
201 Garrett Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

SAME

Davidson County DEEDWARR
Recvd: 06/02/04 15:55 2pgs
Fees:13.00 Taxes:688.20



20040602-0064850

MAP	**147**
GROUP	**06-0**
PARCEL	**020.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dustin Morris and wife, Kaatje Morris** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Richard A. Keuler, Jr. and wife, Kyla P. Terhune** , hereinafter called the "GRANTEES", their heirs, successors 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 Lot No. 27 on the Plan of Battery Crest, Section 1, of record in Plat Book 2900, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Dustin Morris and wife, Kaatje Morris by deed from Roger D. Myers of record in Instrument no. 200004250041095, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 201 Garrett Drive, Nashville, Tennessee 37211.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors 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 the 28th day of May, 2004.

Dustin Morris

Kaatje Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dustin Morris and wife, Kaatje Morris**, 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 this 28th day of May, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $186,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/2006

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.