ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Saundra R. Steele (NAME)	Guaranty Mortgage Company (NAME)	145-7
5050 Villa Crest Daive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	15
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP CODE)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP CODE)	OH 11856

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume and be responsible for the balance of $90,391.89 due and owing to the First American National Bank, secured by a deed of trust of record in Book 5026, page 432, Register's Office for Davidson County, Tennessee,

We, William S. Keane and wife, Diane H. Keane, have bargained and sold, and by these presents do transfer and convey unto the said Saundra R. Steele

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21 on the Plan of Villa Estates, a plot of which is of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Villa Crest Drive at the common corner of lots 20 and 21; thence northerly along said drive 44.25 feet to a concrete monument; thence northerly along a curve to the right along said Drive, 187.71 feet to a concrete monument; thence northerly along said Drive 68.05 feet to a point, the common corner of lots 21 and 22; thence leaving said Drive, South 77° 06' East 387.86 feet to a point on the real line of lot 21, the common rear corners of lots 21 and 22; thence southerly along the westerly margin of Lakeview Manor, of record in Book 2133, page 40, in said Register's Office, a distance of 63.63 feet to a concrete monument; thence southerly along said line 75.0 feet to a point, the common rear corner of lots 20 and 21, thence South 79° 54' West 363.47 feet to the point of beginning.

Being the same property conveyed to William S. Keane and wife, Diane H. Keane by deed from Beverly Sainte-Marie of record in Book 5026, page 430, Register's Office for Davidson County, Tennessee.

OCT23 CONV 90,000.00
OCT23 CONV 45,000.00 } 135,000.00
OCT23 S'TAX B* 351.00
OCT23 PRFEE B* .50
OCT23 WDEED B* 4.00 * 355.50

unimproved ( )
This is improved (X) property, known as 5050 Villa Crest Drive
(House Number) (Street)
Nashville, Tennessee 37220
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of October, 1978.

William S. Keane — *William S. Keane*

Diane H. Keane — *Diane H. Keane*

BOOK 5354 PAGE 150

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Keane and wife, Diane H. Keane

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 1978.

My commission expires 10-18-81 Notary Public Donna M. Stephens

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 135,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Saundra R. Steele

Sworn to and subscribed before me this 20th day of October, 1978.

My commission expires 10-18-81 Notary Public Donna M. Stephens

This instrument was prepared by:

LAWYER'S ESCROW SERVICE, INC., 300 James Robertson Pkwy., Nashville, Tn. 37201	
Name	Address

WARRANTY DEED

FROM William S. Keane

Diane H. Keane

TO Saundra R. Steele

E 95823

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OCT 23 2 45 PM '78

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219