STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6089 PAGE 292

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,900.00

Daniel T. Keen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June, 19 83.

Notary Public

MY COMMISSION EXPIRES: June 16, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P.O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel T. Keen, et ux (NAME)	Security Pacific Mortgage Corporation (NAME)	162-6 Par. #167
238 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2450 (STREET ADDRESS)	5DU-54058
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80201 (CITY) (STATE) (ZIP)	

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, Billy Joe Montgomery and wife, Janice W. Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel T. Keen and wife, Bonnie K. Keen

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 Lot No. 150 on the Plan of Fair Oaks Subdivision, Section II, as of record in Book 4460, page 52 and 53, Register's Office for said County.

Said Lot No. 150, being a corner lot, fronts 95 feet on the northerly margin of Ocala Drive and fronts 70 feet on the easterly margin of Tusculum Drive, said frontages being joined by a curve measuring 39.27 feet thereon. The northerly line of said Lot No. 150 measures 120 feet and intersects with the easterly line which measures 95 feet thereon.

Being the same property conveyed to Billy Joe Montgomery and wife, Janice W. Montgomery by deed from Marlin Fields and wife, of record in Book 5459, page 897, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5459, page 900, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 238 Ocala Drive, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 1st day of July, 19 83

Billy Joe Montgomery

BY: Janice W. Montgomery
Attorney-In-Fact

Janice W. Montgomery
Janice W. Montgomery

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice W. Montgomery

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July 1983.

Commission expires June 16, 1985

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires June 16, 1985

Notary Public

WARRANTY DEED

FROM Billy Joe Montgomery, et ux

TO Daniel T. Keen, et ux

H 5 8 3 6 5

PUSH

IDENTIF. REFERENCE

JUL 6 12 01 PM '83

FELIX Z. WINSCOTT REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 1983, before me personally appeared Janice W. Montgomery, to me known to be the person who executed the foregoing instrument in behalf of Billy Joe Montgomery, and acknowledged that she executed the same as the free act and deed of said Billy Joe Montgomery.

NOTARY PUBLIC

My Commission expires: June 16, 1985

NOTARY PUBLIC AT LARGE

07/05 132.84 - CHECK

9503

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6089 PG 294

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY		MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE		CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE		MO TX -STATE TAX MORT
TD -TRUST DEED			PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50900.00- CO	
			132.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	139.34-
9503A07/06/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 3 6 5

IDENTIF. REFERENCE

JUL 6 12 01 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 961308