WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1984

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, Mt. Juliet, TN. 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Keeling, Jr. (NAME)	Lumbermen's Investment Corp. (NAME)	Map 50-13
4800 Trumpet Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 40 (STREET ADDRESS)	Parcel 28
Nashville, TN. 37218 (CITY) (STATE) (P.O. ZIP)	Austin, Texas 78767 (CITY) (STATE) (ZIP)	12DZ-95333

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, FIRST SOUTHERN BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK L. KEELING, JR., a single person

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. 41 on the Plan of Golden Valley Estates, Section I, of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete legal description.

Being the same property conveyed to First Southern Bank by virtue of a deed from Robert L. Callis, Substitute Trustee, of record in Book 5870, page 634, 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 to Schumacher Mortgage Company, Inc., of record in Book 5075, page 312, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved (X) property, known as 2109 Richmond Hill Drive, Nashville, TN. 37207
(unimproved ( ) improved (X)) (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 my hand this 15th day of February, 19 84

FIRST SOUTHERN BANK

BY: Phil Hayden, President
Phil Hayden, President

02/17 84.90- CHECK

3976

STATE OF _____
COUNTY OF _____

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Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, this _____ day of _____, 19_____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
WILSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phil Hayden and _____, with whom I am personally acquainted and who upon {his oath / ~~their several oaths~~} acknowledged {himself / ~~themselves~~} to be the President and _____ respectively of the First Southern Bank the within named bargainor, a corporation, and that {he / ~~they~~} as such President 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 Phil Hayden as such President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Mt. Juliet, Tennessee on this the 15th day of February, 19 84

Dean Robinson
Notary Public

My commission expires 10/12/86

PROBATE OF INSTRUMENT
STATE OF TENNESSEE

RUSH

FEB 17 9 19 AM '84
WILSON CO. REGISTER
DAVID SOUTHERN

IDENTIFICATION REFERENCE

98903

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

34000.00- CAMT.
80.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 94.90-
3876A02/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03686

IDENTIF. REFERENCE

FEB 17 9 43 AM '84

No. 14056