WARRANTY DEED

BOOK 6299 PAGE 858

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles G. Keuning	Wachovia Mortgage Company	118-5
(NAME)	(NAME)	
1009 Clayton Avenue	P.O. Box 3174	40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Winston-Salem, NC 27102	16DA-12605
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by Charles G. Keuning and Patricia M. LeBer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Charles G. Keuning and Patricia M. LeBer have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $24,781.84, secured by a deed of trust of record in Book 5128, page 926, Register's Office for Davidson County, Tennessee.

Vanessa Niles

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles G. Keuning and Patricia M. LeBer

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING the west 80 feet of Lot No. 16 and the east 13 feet of Lot No. 17 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 93 feet on the southerly side of Clayton Avenue and run back between parallel lines 140 feet to a dead line.

BEING the smae property conveyed to Larry Niles and wife, Vanessa Niles by deed from Ina Nixon Kent of record in Book 5128, page 924, Register's Office for Davidson County, Tennessee, and by Final Divorce Decree being Case No. 80D-2071 the said Larry Niles and Vanessa Niles having divorced and title having now veste in Vanessa Niles, a certified copy of said Divorce Decree being of record in Book 6289 , page 315 , Register's Office for Davdison County, Tennessee. The said Charles M. Curry hereby joins in this conveyance to convey whatever right,title or interest he may have in said property.

This conveyance is subject to any and all easements and restrictions of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 24,781.84

Subscribed and sworn to before me, this the 9th day of May, 19 84

Affiant

My commission expires: 7/21/85 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1009 Clayton Avenue, (House Number) (Street) Nashville, TN 37204 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Vanessa Niles

her *(successors),*

heirs and assigns forever. she *covenant that* she is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles G. Keuning and Patricia M. LeBer their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 9th day of May, 19 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vanessa Niles

Charles M. Curry

Charles Curry

05/25/84 0355

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Donna M. Gregory, *a Notary Public in and for said County and State,* Vanessa Niles and husband, Charles M. Curry

the within named 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* 9th *day of* May, *19* 84.

Donna M. Gregory, Notary Public.

NOTARY PUBLIC AT LARGE

Commission expires 7/21/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

12546

IDENTIF. REFERENCE

MAY 25 12 42 PM '84

FELIX Z. GRISSOM, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Vanessa Niles
TO
Charles G. Keuning

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5299 PAGE 860

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
			50781.84-	CAMT.
			132.08	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 138.58-
			9542A05/25/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 5 4 6

IDENTIF. REFERENCE

MAY 25 12 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0038979