Owner and tax bills to Robert A. and Nell Keenan, Route #2, West Harpeth Rd., Franklin, Tenn. 37064
Map 147-6
Par 220 Ja

WARRANTY DEED

Prepared by Jeffrey Scheenblum,

BOOK 7089 PAGE 616

For and in consideration of the sum of One Hundred Thirty-Nine Thousand Eight Hundred Eighty-Seven and 36/100 Dollars ($139,887.36) of which Nine Thousand Eight Hundred Eighty-Seven and 36/100 Dollars ($9,887.36) is cash in hand, paid at closing, the receipt of which is hereby acknowledged, and the balance of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00) is payable pursuant to a promissory note of even date hereof.

Edmondson Manor, a Partnership has bargained and sold, and by these presents do transfer and convey unto the said DKT & R Investors, a Partnership, the Grantee herein, its heirs and assigns, a remainder interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being parts of Lots Nos. 6,7,8,9 and 10 in Noah W. Cooper's Subdivision of Miss Willie M. Davis' 56-7/8 acres, as of record in Book 1629, page 117, Register's Office for said County, described as follows:
>
> Beginning at a point on the easterly margin of Edmondson Pike or Owen and Winstead Pike, which point is the common front corner of Lot No. 8 and adjoins the property conveyed to the Calvary Free Will Baptist Church, as of record in Book 3707, page 35; thence northerly along the easterly margin of Owen and Winstead Pike north 25 degrees 11 minutes 20 seconds east 411.62 feet to an iron pin, said iron pin is the northern margin of Lot No. 10 on Owen and Winstead Pike; thence south 61 degrees 12 minutes 30 seconds east 779.87 feet to a point in the westerly line of a cemetery as of

record in Book 1136, page 678; thence with said westerly line south 12 degrees 09 minutes west 183.97 feet to a point; thence running along the southerly line of said cemetery south 85 degrees 29 minutes 50 seconds east 319.61 feet to a point in the rear line of Lot No. 10; thence south 12 degrees 57 minutes 40 seconds west 126.41 feet to a point; thence north 87 degrees 56 minutes west 3.60 feet to a concrete monument; thence north 87 degrees 56 minutes west 128.19 feet to a concrete monument; thence north 86 degrees 03 minutes west 98.44 feet to a concrete monument; thence south 81 degrees 47 minutes west 100.11 feet to a concrete monument; thence south 19 degrees 09 minutes 17 seconds east, 16.47 feet to a point; thence continuing, south 19 degrees 09 minutes 17 seconds east 120.63 feet to a concrete monument; said concrete monument is on the westerly margin of Adamwood Drive; thence with the westerly margin of Adamwood Drive on a curve with a radius of 206.04 feet in a southwesterly direction 60.70 feet to an existing monument in the margin of Adamwood Drive; thence north 36 degrees 12 minutes 56 seconds west 154.60 feet to a concrete monument; thence north 17 degrees 27 minutes 34 seconds east 58.89 feet to a concrete monument, said concrete monument adjoins the southerly line of Lot No. 8 of Noah W. Cooper's Subdivision or Plan of the Miss Willie M. Davis Farm; thence north 66 degrees 1 minute 50 seconds west 765.21 feet to the point or place of beginning.

Being the same property conveyed to Edmondson Manor, a Partnership composed of Robert A. Keenan and Nell N. Keenan, by deed from Irvin Wolf and Sidney Schatten, Trustees, of record in Book 4294, page 713, Register's Office for said County.

This is improved property, known as Edmondson Manor. The remainder interest, which currently vests, shall come into possession upon the later death of Robert A. Keenan or Nell N. Keenan.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto

belonging to the said Grantee, its successors and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple. 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 Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever. However, no property deemed personal property under the law of the state of Tennessee is transferred by this deed.

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 31st day of December, 1986.

EDMONDSON MANOR, a Tennessee Partnership
by:
Robert A. Keenan
Robert A. Keenan,
General Partner

Nell N. Keenan
Nell N. Keenan
Limited Partner and Spouse of
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7089 PAGE 619

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Keenan and Nell N. Keenan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves to be all of the Partners of the Edmondson Manor Partnership, the within named bargainor, and that they, as such Partners being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by themselves as Partners.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1986.

My commission expires: September 26, 1987

Stephen F. Palesty
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $139,887.36. This is

equal to or greater than the property would bring at a fair and voluntary sale.

Partner, DKT & R Investors

Sworn to and subscribed before me

this 31st day of December, 1986.

My commission expires: September 26 1987

Notary Public

NOTARY PUBLIC AT LARGE

78490

IDENTIFICATION REFERENCE

DEC 31 1 35 PM '86

REGISTER OF DEEDS
DAVIDSON COUNTY, NC

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 621

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
			1390'7.36- CANT,	
			331.72 CSTAX	
			.50 [illegible]	
			15.00 MOR-	
			CHECK 497.2[illegible]	
			3:40:12/31/86 BA- .0,	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 4 9 0

IDENTIFICATION REFERENCE

Dec 31 | 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29013