Owner and Tax bills to Robert A. Keenan
908 Battery Lane, Nashville, Tenn. 37

BOOK 7089 PAGE 627

Prepared by Jeffrey Scheuble

Map 119-9
Par 53

WARRANTY DEED

For and in consideration of the sum of Sixty Thousand Seven Hundred Fifteen and 00/100 Dollars ($60,715.00) which is payable pursuant to a promissory note of even date hereof.

Robert A. Keenan has bargained and sold, and by these presents does 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:

> Beginning Lots Nos. 1 and 2 on the map showing subdivision of the Hughes Residence lot and a resubdivision of Lots Nos. 57, 58, 59, 60, 70, 71, 72, and 73, including alley in the rear of said lots in subdivision of Edenwold Park, as of record in Book 421, page 153, Register's Office for said County; described as follows:
>
> Beginning at the northwest corner of Central Avenue, formerly Central Boulevard, and Grandview Avenue, formerly Caldwell Avenue, and running thence northerly with the westerly margin of said Grandview Avenue, 100 feet to the southeast corner of Lot No. 3 on said plan; thence with the line between Lots Nos. 2 and 3 in a southwesternly direction 269.2 feet to a turn in the line between said two lots, and continuing with said line, in a westerly direction 136.9 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 65 feet to the northerly margin of Central Avenue, formerly Central Boulevard; thence with the northerly margin of said Central Avenue, eastwardly 242 feet to a turn in said Central Avenue and continuing with the northerly margin of Central Avenue in a

northeasterly direction 200.9 feet to the point of beginning.

Being the same property conveyed to Robert A. Keenan, by deed from Clara Pippin Chaffin as of record in Book 4365, page 785, Register's Office for Davidson County, Tennessee.

This is improved property, consisting of a warehouse and office building. The remainder interest, which currently vests, shall come into possession upon the death of the last to die of Robert A. Keenan and 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 I am lawfully seized and possessed of said land in fee simple. And I do further covenant and bind myself, my 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 my hand this 31st day of December, 1986.

ROBERT A. KEENAN

Robert A. Keenan

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 Robert A. Keenan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the within named bargainor, and that he so executed the foregoing instrument for the purposes therein contained by signing his name.

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

My commission expires: September 26, 1987

STEPHEN F. PALERMO NOTARY PUBLIC AT LARGE

Stephen F. Palermo
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $60,715.00. 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

78492

IDENTIFICATION REFERENCE

Dec 31 1 36 PM '86

PELHAM WILKINSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 631

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
			607[illegible]5.00- CANT.	
			169.[illegible]5 CSTAX	
			.50 [illegible]	
			12.00 [illegible]	
			[illegible] 192.46-	
			3548[illegible]12/31/86 PAL [illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 4 9 2

IDENTIF. REFERENCE

Dec 31 1 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No29015