WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 68,000.00.

Frances I. Alley
Affiant

SWORN to and subscribed before me on this the 12th day of May, 1989.

Ellen B. May
NOTARY PUBLIC

My Commission Expires: 11-12-90

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Donald R. Kees	Same as Owner	075-09-0
304 Bonnahurst Drive		005.00
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **C. W. ALLEY, JR. and wife, FRANCES I. ALLEY**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **DONALD R. KEES and wife, DIANA M. KEES**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 579 on the Plan of Hermitage Hills, Section VI, as of record in Book 3300, page 10, Register's Office for said County.

SAID Lot fronts 75.17 feet on the East side of Bonnahurst Drive, and runs back 153 on the North line and 188.77 feet on the South line to a dead line in the rear on which it measures 86.7 feet.

BEING the same property conveyed to C. W. ALLEY, JR. and wife, FRANCES I. ALLEY by Deed from W. J. BURR and wife, SARA S. BURR of record in Book 3675, Page 585, Register's Office for Davidson County, TN.

Said conveyance is made subject to the following:

1. 1989 taxes to be prorated.

2. Restrictions of record in Book 3253, Page 261, said Register's Office.

3. The Plan of record in Book 3300, Page 10, said Register's Office.

This is improved property known as 304 Bonnahurst Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 12Th day of May, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. W. Alley Jr. — Frances I. Alley

C. W. ALLEY, JR. — FRANCES I. ALLEY

6474 05/16 0101 03CHECK 230.90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, C. W. ALLEY, JR. and wife, FRANCES I. ALLEY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 12th day of May, 1989.

Ellen B. May
NOTARY PUBLIC

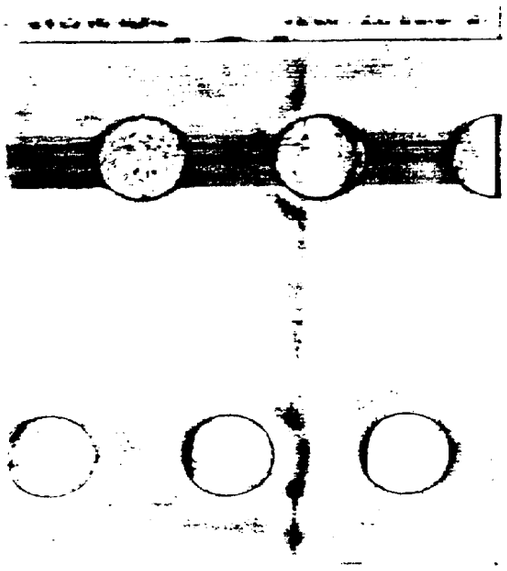
My Commission Expires: 11-12-90

33209

IDENTIFICATION

MAY 16 9 24 AM '89

MAI ENV



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

RECEIVED OF _____

FOR _____

BOOK 7841 PAGE 934

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

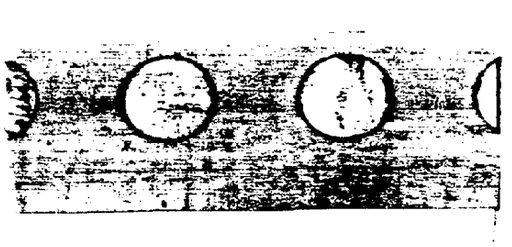
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	68000.00
CON TX	224.40
PRFEE	0.50
MDEED	6.00
TOTAL	230.90
CHECK	230.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/16/89 01 09:26 0001 6474





33209

IDENTIFICATION REFERENCE

MAY 16 9 24 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 209895