WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Soloman E. Keen and wife	Same	P/O Map 29
Terri M. Keen		Parcel 116
4395 Gray's Point Rd.		A/O Map 29
Joelton, TN 37080		Parcel 119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,600.00.

Soloman E. Keen
Affiant

Subscribed and sworn to before me this 30th day of Jan 1990.

Bonnie Lee Bennett
Notary Public

My Commission Expires:
March 11, 1990

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 considerations, the receipt of which is hereby acknowledged, we, RUTH E. CREEL, a widow, and ESTHER L. KEEN, a widow, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto SOLOMAN E. KEEN and wife, TERRI M. KEEN, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows, to wit:

TRACT I:

Land in the Second Civil District of Davidson County, Tennessee (formerly the Fourteenth Civil District) being more particularly described by a survey by Young, Weakley and Weakley, Engineers, dated March 10, 1987 as follows:

Beginning at a point, near a hickory tree, said point being the southeast corner of the Jerry Matthews property of record in Book 6493, page 514, RODC, the southwest corner of Esther L. White property of record in Book 1340, page 641, RODC, and the northeast corner of the L. Caldwell Creel property being conveyed contemporaneously herewith; thence S 89° 13' 37" E, 115.85 feet to an iron pin; thence S 12° 58' 13" E, 137.58 feet to an iron pin; thence S 71° 21' 13" E, 833.6 feet to a point; thence, along a fence for the next two calls, S 44° 03' 20" E, 163.90 feet and S 49° 16' 32" E, 386.94 feet to a fence post, being a corner of the Nola Mai Thomas property of record in Book 4726, page 406 RODC; thence N 33° 01' 41" E, 215.84 feet to a pipe; thence S 67° 00' 00" E, 331.59 feet to a point; thence along the Amon Ringemann line of record in Book 6520, page 955 RODC, S 03° 00' 00" W, 1321.71 feet to a point and a branch; thence along the centerline of said branch for the next two calls, N 58° 56' 00" W, 79.84 feet and N 49° 10' 01" W, 246.86 feet to a point; thence N 31° 03' 17" W, 90.83 feet to a

point; thence N 65° 40' 03" W, 82.46 feet to a point; thence N 78° 17' 09" W, 250.43 feet to a point in a branch; thence S 70° 39' 14" W, 184.80 feet, said point being the southeast corner of the L. Caldwell Creel property being conveyed contemporaneously herewith; thence N 27° 24' 39" W, 1956.54 feet along the easterly boundary of L. Caldwell Creel to the point of beginning. Containing 35.98 acres.

Being a portion of the property conveyed to Frank Frutiger and wife, Susie Frutiger by E. B. Lanier and wife, Gladys W. Lanier of record in Book 846, page 193, Register's Office for Davidson County, Tennessee, the said Frank Frutiger having predeceased his wife in 1966 and the said Susie Frutiger having died intestate in August 1970 leaving as her only heirs at law, the grantors herein.

TRACT II:

Land in the Second Civil District of Davidson County, Tennessee (formerly the Fourteenth Civil District) being more particularly described as follows:

Beginning at an iron pin, the northwest corner of a twenty acre tract of land conveyed to A. J. Procter and wife, by A. L. Krantz and wife, recorded in Book 542, page 462 RODC; thence with the west boundary line of said tract S 03° W, 282 feet to the southwest corner of said tract; thence with the south boundary line of said tract, S 67° E, 700 feet to an iron pin; thence N 40° W, 232 feet to an iron pin; thence N 62° W, 200 feet to the point of beginning. Containing 2.75 acres, more or less.

Being the same property conveyed to Frank Frutiger and wife, Susie Frutiger by A. J. Procter and wife Maggie Procter of record in Book 1281, page 660, Register's Office for Davidson County, Tennessee, the said Frank Frutiger having predeceased his wife in 1966 and the said Susie Frutiger having died intestate in August 1970 leaving as her only heirs at law, the grantors herein.

This is improved property, known as 4395 Gray's Point Road, Joelton, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of January, 1990.

Ruth E. Creel

Ruth E. Creel

Esther L. Keen

Esther L. Keen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of January, 1990, before me personally appeared RUTH E. CREEL, a widow, and ESTHER L. KEEN, a widow, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 30th day of January, 1990.

Bonnie Lee Knight
Notary Public

My Commission Expires:
March 11, 1990

HMB/ts/#2Creel.137

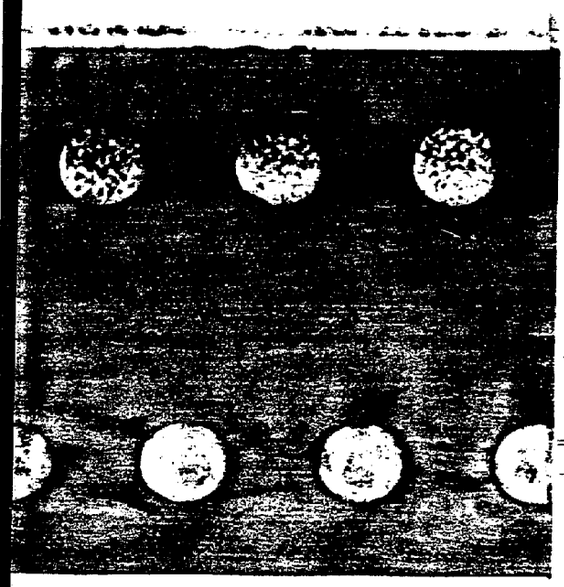
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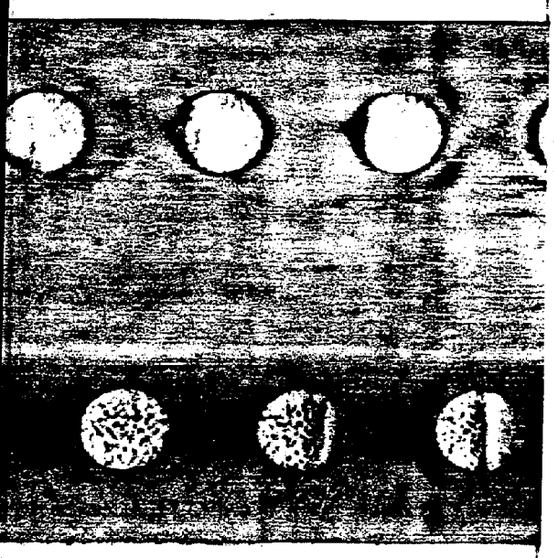
IDENTIF. REFERENCE

FEB 16 11 03 AM '90

PUSH

357I 02/16 0101 03CHECK 170.38





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

RECEIVED OF _____

FOR _____

BOOK 8047 PAGE 148

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 48600.00
				CON TX 160.38
				PRFEE 1.00
				WDEED 9.00
				TOTAL 170.38
				CHECK 170.38
02/16/90		01		11:08 0001 3571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04406

IDENTIF. REFERENCE

FEB 16 11 03 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 293564