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BOOK 8070 PAGE 562

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 19 90.

Notary Public

MY COMMISSION EXPIRES: 8-8-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN. 230 4th Ave. North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
MICHAEL E. KEIL (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	148-10-91
3937 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	5DU 46437
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, BETTY H. FROST, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. KEIL AND WIFE, TINA D. KEIL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Map of Blanchard Heights, of record in Book 2663, pages 62 & 63, Register's Office for said County.

SAID Lot No. 19 fronts 92 feet on the west side of Keeley Drive and runs back 246.31 feet on the north line and 235.27 feet on the south line to a dead line in the rear on which it measures 105 feet.

BEING the same propet conveyed to James L. Frost an wife, Betty H. Frost by deed from Melview Homes, Inc., of record in Book 2928, page 231, said Register's Office. The said James L. Frost and Betty H. Frost having since divorced and by quitclaim deed of record in Book 7472, page 595, said Register's Office, James L. Frost conveyed his interest in subject property to Betty H. Frost.

This conveyance subject to:
1. 1990 taxes which have been prorated.
2. Restrictions of record in Bk. 2795, pg. 99
3. Plan of record in Bk. 2663, pg. 63
4. Easement for sanitary sewers &/or storm drainage recorded in Bk. 6280 pg. 209 and Bk. 6342 pg. 482

unimproved ( )
This is improved (X) property, known as 3937 Keeley Drive (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

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 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 my hand this 20th day of March, 19 90

x Betty H. Frost
Betty H. Frost

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty H. Frost, Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 1990.

Heather Pitt Notary Public

Commission Expires 8-8-92

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

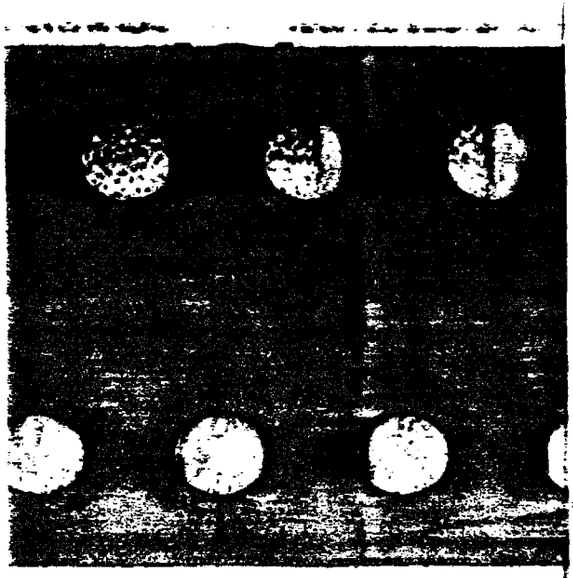
IDENTIF. REFERENCE

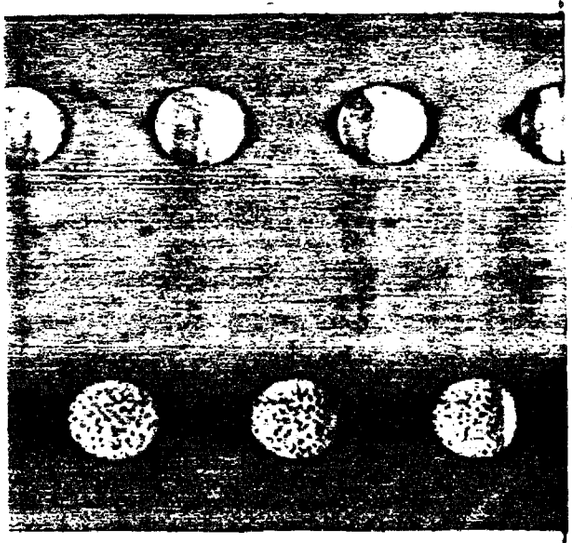
12952

MAR 22 4 04 PM '90

DAVIDSON COUNTY TN.

4946 03/22 0101 03CHECK 205-00





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

RECEIVED OF _____

FOR _____

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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
				CAMT 60000.00
				CON TX 198.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 205.00
				CHECK 205.00
03/22/90	01			16:03 0001 4946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

112952

IDENTIFICATION REFERENCE

MAR 22 4 04 PM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 303377