THIS INSTRUMENT PREPARED BY: Mail Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8281 PAGE 536

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Herbert Wayne Keathley 1201 Shawnee Rd. Madison, Tn. 37115	NEW OWNER	Map 52-8 Parcel 99 Field Book I.D. No. 11D 90746

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated March 29th, 1984, executed by Terry G. Simmons and wife, Elaine T. Simmons, secured by a Deed of Trust to Douglas R. Berry, Trustee, of record in Book 6263, page 960, Register's Office for DAVIDSON County, Tennessee, to secure to First Investment Co. the original principal amount of $59,543.00, and assumed by JAMES F. DANIELL and wife, CASSANDRA DANIELL in a deed of record in Book 6362, page 264, Register's Office for Davidson County, Tennessee, which the GRANTEE herein assumes and agrees to pay and hold GRANTORS harmless from same, the receipt all of which is hereby acknowledged, WE, JAMES F. DANIELL and wife, CASSANDRA DANIELL, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto HERBERT WAYNE KEATHLEY, a single man, hereinafter referred to as the "GRANTEE", his 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. 189 on the Plan of Sequoia Valley, Section IV, of record in Plat BOok 5200, page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.
>
> This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.
>
> Being the same property conveyed to James F. Daniell and wife, Cassandra Daniell by deed from Terry G. Simmons and wife, Elaine T. Simmons of record in Book 6362, page 264, Register's Office for Davidson County, Tennessee.
>
> The current mailing address for the said property is:
> 1201 & 1203 Shawnee Trail
> Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey

it and warrant that the same is unencumbered, except as follows:

1. 1991 taxes, a lien but not yet due and payable, and will be paid in full by GRANTEE when become due and payable.

2. Those matters as they appear on the Plan of record in Book 5200, page 215, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 5519, page 16, said Register's Office.

4. Deed of Trust executed by Terry G. Simmons and wife, Elaine T. Simmons to Douglas R. Berry, Trustee, of record in Book 6263, page 960, Register's Office for Davidson County, Tennessee.

The GRANTOR represents and warrants that the present existing balance of the mortgage loan in favor of First Investment Co. as evidenced by the Deed of Trust of record in Book 6263, Page 960, Register's Office for Davidson County, Tennessee, as hereinabove recited is $57,619.13.

And GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 18th day of January, 1991.

GRANTEE:

Herbert Wayne Keathley
HERBERT WAYNE KEATHLEY

GRANTOR:

James F. Daniell
JAMES F. DANIELL

Cassandra Daniell
CASSANDRA DANIELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES F. DANIELL and wife, CASSANDRA DANIELL, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 18th day of January, 1991.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared HERBERT WAYNE KEATHLEY, a single man with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 18th day of January, 1991.

Kathy Burnett White
NOTARY PUBLIC

My commission expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Herbert Wayne Keathley
AFFIANT

Sworn to and subscribed before me, this the 18th day of January, 1991.

Kathy Burnett Hilcutt
NOTARY PUBLIC

My Commission Expires: 12/29/93

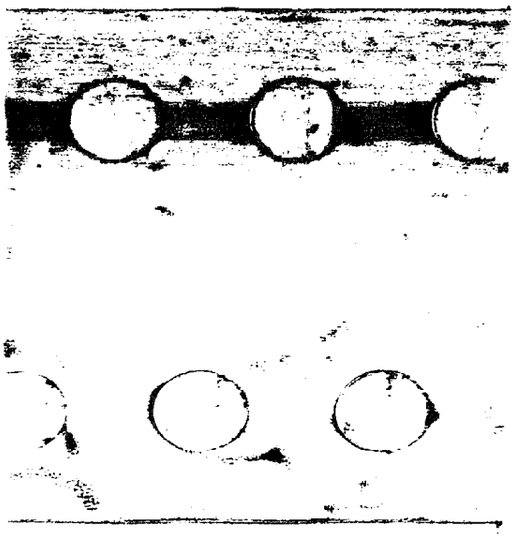
88464

IDENTIF. TREFERENCE

JAN 25 9 25 AM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

8256 01/25 0101 03CHECK 227



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 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	66000.00
CON TX	217.80
PRFEE	1.00
WDEED	9.00
TOTAL	227.80
CHECK	227.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/25/91 01 0R123 0001 8256

88464

IDENTIF. REFERENCE

JAN 25 9 25 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392087