File Box 38 File 10183

WARRANTY DEED

BOOK 8388 PAGE 936

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GRACE B. KEEBLE (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	Map 116-3-F
222 Westchase Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	Parcel 22.00 Co.
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	F.B. 7DA90922

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, JAMES F. BAXTER, JR. AND WIFE, EMILY MINTON NELSON BAXTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRACE B. KEEBLE, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 222 on the Plan of Phase I Westchase of record in Plat Book 5200, page 578, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Phase I Westchase, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and in Book 6866, page 362, said Register's Office.

Being the same property conveyed to James F. Baxter, Jr. and Emily Minton Nelson both unmarried by deed from Sam Hunt, Jr., unmarried of record in Book 7446, page 484, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Master Deed and ByLaws of record in Book 6097, page 266. amended in Book 6112, page 677, Book 6341, page 380, and in Book 6866, page 362; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 578, said Register's Office.

27572

IDENTIFICATION

JUL 2 8 22 AM '91

7914 07/02 0101 03CHECK 465.80

unimproved ( )
This is improved (XX) property, known as 222 Westchase Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of June, 1991.

James F. Baxter, Jr.
JAMES F. BAXTER, JR.

Emily Minton Nelson Baxter by James F. Baxter, Jr.
EMILY MINTON NELSON BAXTER
BY: James F. Baxter, Jr., Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. JAMES F. BAXTER, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of June, 19 91.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James F. Baxter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Emily Minton Nelson Baxter and is authorized by the said Emily Minton Nelson Baxter to execute this instrument on her behalf.

Witness my hand, at Office, this 27th day of June, 1991.

Notary Public

My Commission Expires:
1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Grace B. Keeble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 91.

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

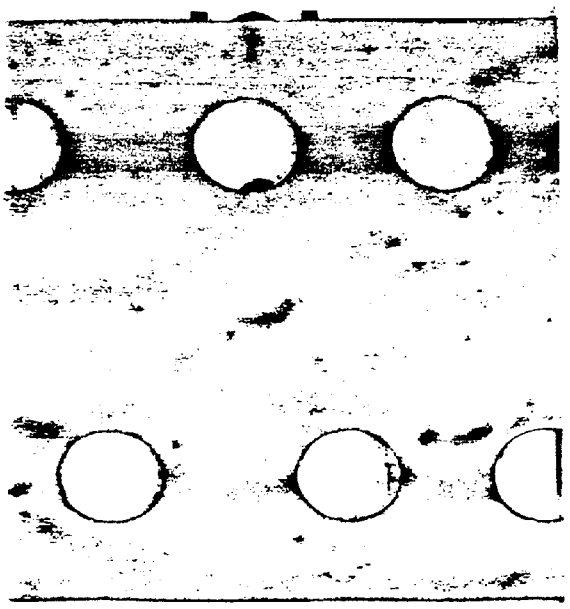
JAMES F. BAXTER, JR. AND WIFE, EMILY MINTON NELSON BAXTER

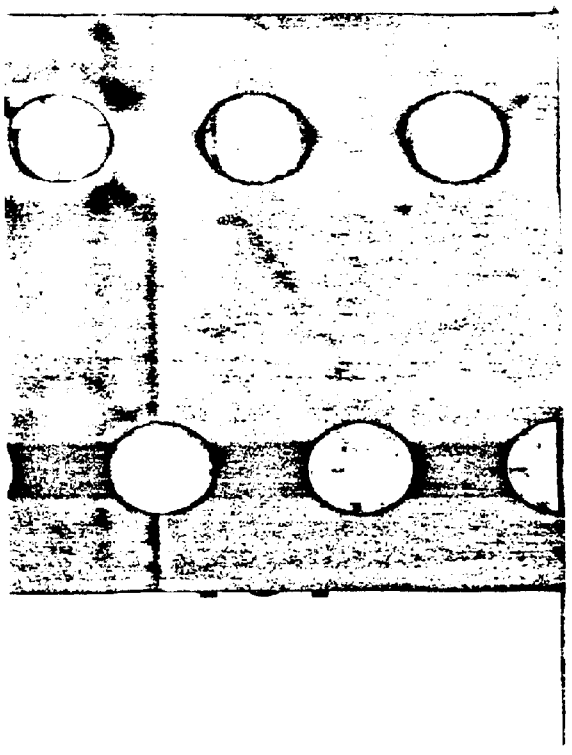
TO

GRACE B. KEEBLE, unmarried

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8388 PAGE 938

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 124000.00
CON TX 458.80
PRFEE 1.00
WDEED 6.00
TOTAL 465.80
CHECK 465.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/91 01 08:24 0001 7914

27572

IDENTIFICATION REFERENCE

JUL 2 8 22 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 436980