BOOK 8395 PAGE 984

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb)
(PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 83264.14

x Wayne Keown
Affiant

Sworn and subscribed before me this 10th day of July, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Wayne Keown
2928 High Rigger Drive
Nashville, TN 37217

MORTGAGEE:
Sovran Mortgage Corporation
P.O. Box 26388
Richmond, VA 23260-6388

MAP-PARCEL NUMBERS
150-3-446 2D-76595

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronda Kay Runyon and Martha Clay Riffe,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Wayne Keown and spouse, Cathy Keown,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 53 on the plan of Harbor Landing Subdivision, Section Three, of record in Book 6900, page 348, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ronda Kay Runyon and Martha Clay Riffe, both unmarried, as joint tenants with rights of survivorship, by deed from Jerry Butler Builders, Inc., of record in Book 7924, page 398, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants of record in Book 6319, page 68, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Security Financial & Mortgage Corporation, of record in Book 7924, page 401, Register's Office for said County, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

30090 IDENTIFICATION REFERENCE

Jul 11 3 04 PM '91
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0529 07/11 0101 03CHECK 315.21

This is improved property, known as: 2928 High Rigger Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of July, 1991.

Ronda Kay Runyon
Ronda Kay Runyon

Martha Clay Riffe
Martha Clay Riffe

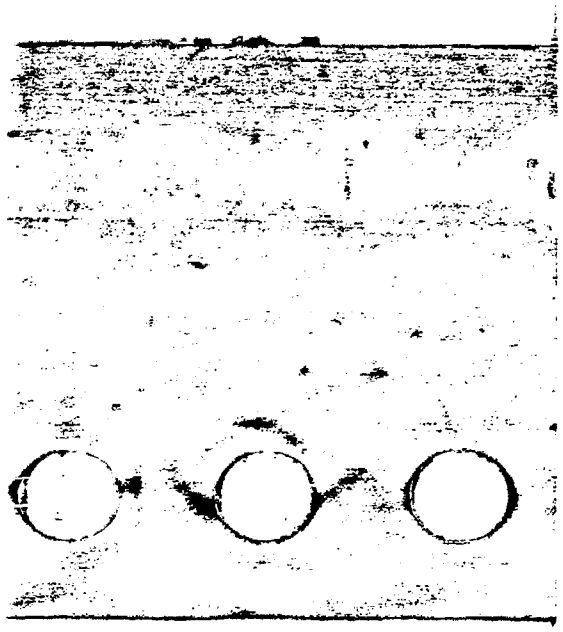
State of Tennessee
County of Davidson

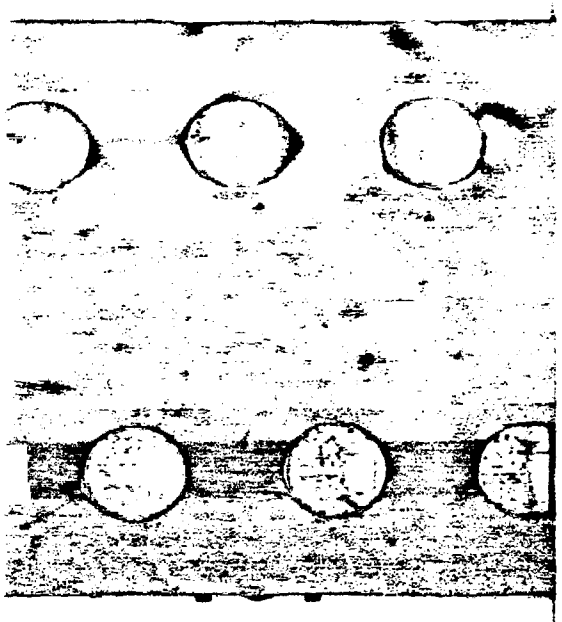
On this 10th day of July, 1991, before me the undersigned authority, personally appeared Ronda Kay Runyon and Martha Clay Riffe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public





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 83264.14
CON TX 309.21
PRFEE 1.00
MDEED 6.00
TOTAL 315.21
CHECK 315.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 91 15-05 0001 0829

30090

IDENTIFICATION REFERENCE

JUL 11 3 04 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 439856