Box 58

BOOK 8440 PAGE 563

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 91

Notary Public

MY COMMISSION EXPIRES: 5/20/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Str., Su. 1465, NASHVILLE, TN 37238-1465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank O. Keener (NAME)	New Owner (NAME)	MAP 131-15
4316 Granny White Pike (ADDRESS)	4316 Granny White Pike (ADDRESS)	PARCEL 19
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	16DA 18265

FOR AND 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, C. William Andree, III and wife, June Andree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank O. Keener, a single person

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, described according to a mortgage loan inspection by John Kohl & Co., P. C., dated December 16, 1987, as follows:

Beginning at a point on the westerly right-of-way of Granny White Pike at the southeasterly corner of the Beatrice Boyd Burton property; thence with said right-of-way of Granny White Pike, S 13 degrees 15 minutes W 250 feet; thence, N 82 degrees 50 minutes W 350 feet to a point; thence N 13 degrees 15 minutes E 250 feet to a point in the southerly line of Beatrice Boyd Burton; thence with said southerly line, eastwardly 350 feet to the point of beginning.

Being the same property conveyed to C. William Andree, III and wife, June Andree by deed from Margaret Malone Wray, unmarried, of record in Book 7459, page 823, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the prior Deed.

9849 09/11 0101 03CHECK 1080.00

Taxes for the year 1991, prorated the day of closing.

This conveyance is subject to any and all easements, restrictive convenants and zoning regulations.

46037

SEP 11 3 27 PM '91

unimproved ( )
This is improved (X) property, known as 4316 Granny White Pike, Nashville, TN 37220
(House Number) (Street) (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 our hand s this 6th day of September, 19 91

C. William Andree, III

Jane Andree

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. William Andree, III and wife, June Andree

the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 6th day of September, 19 92.

Commission expires 5/20/92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

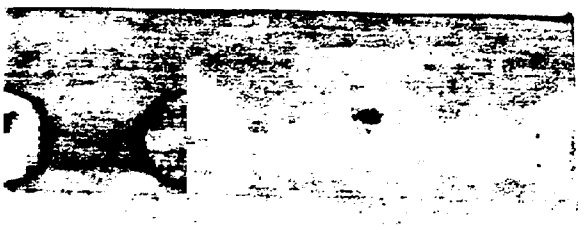
C. William Andree, III and wife, June Andree

TO

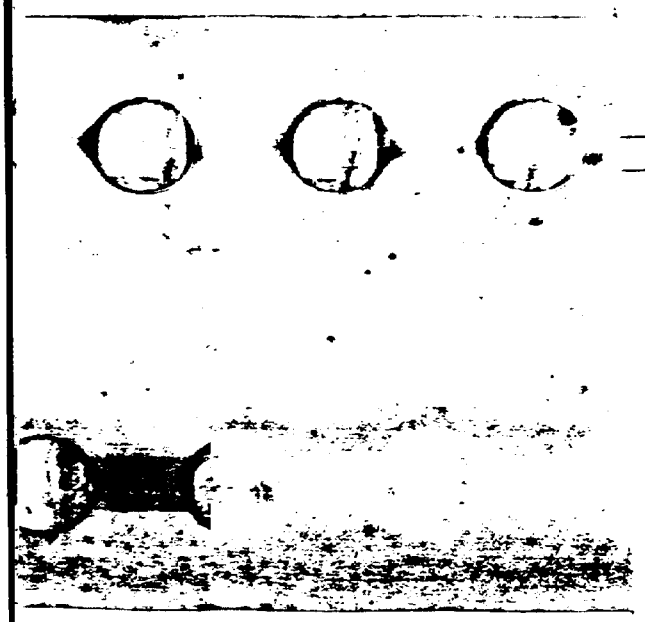
Frank O. Keener

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Str., Su. 1465
NASHVILLE, TN 37238-1465







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

RECEIVED OF _____

FOR _____

BOOK 8440 PAGE 565

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
290000.00
CON TX 1073.00
PRFEE 1.00
WDEED 6.00
TOTAL 1080.00
CHECK 1080.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/91 01 15:28 0001 984

460377

IDENTIFICATION REFERENCE

SEP 11 3 27 PM '91

No. 458102