WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Leslie R. Keeling et ux Sheila M. Keeling 1107 Stockell Street Nashville, TN 37207	Wayne Austin 1220 Midland Way Lawrenceville, GA 30243	082-03 196

THIS INSTRUMENT WAS PREPARED BY:

William T. Hill
Attorney at Law
12th Floor
First American Center
Nashville, TN 37238
(615) 244-5772

Mail

14381

IDENTIF. REFERENCE

MAY 29 3 33 PM '92

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1400 05/29 0101 03CHECK 165.73

The actual consideration or value, whichever is greater, for this transfer is $ 42,900.00

Leslie Keeling
Affiant

SUBSCRIBED AND SWORN to before me, this 28th day of May, 1992.

Linda Gail Hill
Notary Public

My Commission Expires:

3-27-93

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, (Royal Crest Homes, Inc., a corporation, formerly doing business in Tennessee, Mr. Wayne Austin having been the sole and exclusive shareholder and subscriber to stock in and to Royal Crest Homes, Inc. and Karen Austin having been corporate secretary. The corporation's charter having been revoked by Secretary of State on June 24, 1986, therefore, **WAYNE AUSTIN et ux KAREN AUSTIN**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LESLIE R. KEELING et ux SHEILA KEELING**,, hereinafter the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of the Benedict Land Co's. Subdivision of the Lindsley Tract of record in Book 332, age 40, Register's Office for said County.
>
> Said Lot No. 113 fronts 50 feet on the easterly margin of Stockell Street and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Royal Crest Homes, Inc. by deed from Jerry Lane Mudd and wife Regina Mudd of record in Book 7746, page 552, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and/or assigns, forever; and Grantor does covenant with said Grantee that said Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey, and the same is unencumbered.

Grantor does further covenant and bind itself, its heirs, successors and/or assigns and representatives, to warrant and forever defend the title to said land to said Grantee, their successors, and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand to this the 5th day of May, 1992.

Wayne Austin 408-82-7165
WAYNE AUSTIN

Karen Austin 215-52-2187
KAREN AUSTIN

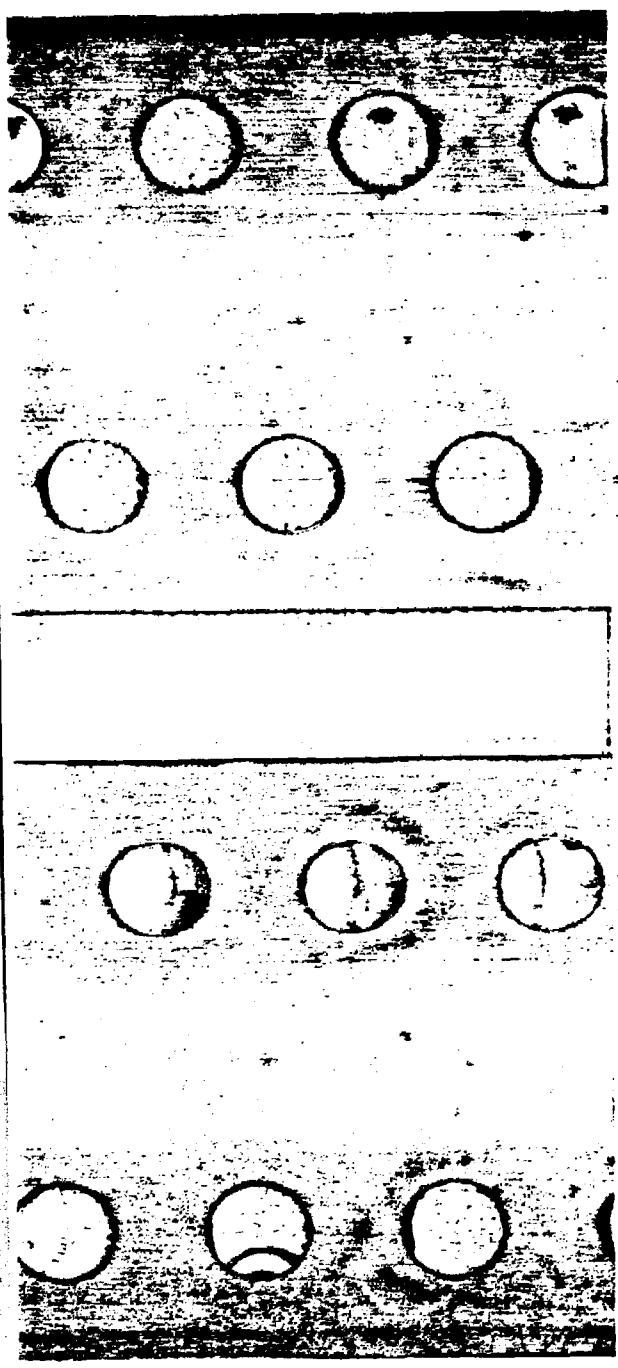
STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE AUSTIN and wife, KAREN AUSTIN, the within named bargainor, 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 Atlanta, Georgia, this 5th day of May 1992.

Joan S. Wright
Notary Public

My Commission Expires: 5/30/94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8637 PAGE 511

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 42900.00
CON TX 158.73
PRFEE 1.00
WDEED 6.00
TOTAL 165.73
CHECK 165.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14381 IDENTIF. TREFERENCE

MAY 29 3 33 PM '02 02 15:31 0001 1400

DAVIDSON COUNTY TN

No. 535545