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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $641,875.00.

R. J. Keyser
Affiant

Subscribed and sworn to before me, this 28th day of August, 1992.

Wesley O. Turner
Notary Public

My Commission expires: 7/22/95

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 2757
230 Fourth Avenue North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Number
R. J. Keyser 4033 Franklin Road Nashville, TN 37204	NationsBanc Mortgage Corporation 1512 Willow Lawn Drive Richmond, VA 23230	132-02-065 OH 02695

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, **YVONNE H. JUSTIS**, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R. J. KEYSER**, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in the 7th Civil District of Davidson County, Tennessee, as follows:

Being the southerly part of Lot No. 8, the southerly part of the easterly part of Lot No. 16 and part of a 25 foot strip immediately south of said Lots 8 and 16 on the revised plat of parts of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, Chancery Court at Nashville, described, in part, according to a survey made by James L. Murphy, Surveyor, dated January 23, 1969, as follows:

Beginning on the westerly right-of-way line of the Nashville and Franklin Interurban Railway, said point being the southeast corner of the property conveyed to Raymond W. Waller and wife, of record in Book 2797, page 565, Register's Office for said County; thence South 82 deg. 10 min. West 409.50 feet; thence South 8 deg. 11 min. East 267.14 feet; thence South 82 deg. 10 min. West 59.75 feet; thence South 8 deg. 34 min. East 25.36 feet; thence North 82 deg. 10 min. East 468 feet to the westerly right-of-way line of the Nashville and Franklin Interurban Railway; thence with the same north 8 deg. 00 min. west 312.50 feet to the beginning.

Being the same property conveyed to William E. Justis and wife, Yvonne H. Justis, by deed from Glen L. Roberts and wife, Donna Sue (Parrish) Roberts, of record in Book 4844, page 961, Register's Office for said County; the said William E. Justis having since died.

TRACT II:
Land in Davidson County, Tennessee, being part of a 25 foot strip immediately south of Lot No. 16 on the revised plat of parts of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, Chancery Court at Nashville, described as follows:

Beginning at a point in the easterly margin of Newman Place, said point being the southwest corner of the property conveyed to Walter I. Vallett, Jr., and wife, of record in Book 4444, page 888, Register's Office for said County; thence with Vallett's southern boundary line easterly 162 feet to the corner of the Justis Property of record in Book 4844, page 961, Register's Office for said County; thence South 8 deg. 32 min. East 25.36 feet; thence westerly 162 feet to the easterly margin of Newman Place; thence with the same northerly 25.36 feet to the beginning.

Being the same property conveyed to William E. Justis and wife, Yvonne H. Justis, by deed from John D. Mack and wife, Shirley D. Mack, of record in Book 5533, page 580, Register's Office for said County; the said William E. Justis having since died.

This conveyance is made subject to:

1. Lien for 1992 taxes which have been prorated and assumed by Grantee. By acceptance of this deed Grantee covenants and agrees to pay said taxes and to indemnify and hold harmless Grantor from all liability, loss and damage from failure to pay such taxes.

2. Matters shown on Plan of record in Book 3, page 20, Chancery Court at Nashville.

This is improved property, known as 4033 Franklin Road, Nashville, TN 37204.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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 this 28 day of August, 1992.

Yvonne H. Justis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **YVONNE H. JUSTIS**, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of August, 1992.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE

40728.

IDENTIFICATION REFERENCE

Aug 28 3 40 PM '92

DAVIDSON COUNTY, TN.

0101 03CHECK 2364-03

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 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 641875.00
				CON TX 2375.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2384.03
				CHECK 2384.03
			08/28/92 01	15:41 0001 5087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40728

IDENTIFICATION REFERENCE

AUG 28 3 40 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564811