THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

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ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wayne C. Gower, single 201 ~~302 Grizard~~ Avenue, M20 Nashville, TN	Same as New Owner	Map 43-11 Parcel 1 Field Book 11D 62820

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NORMA JEAN CRYMES, BARBARA SUE WILLIAMS, MARGARET ANN HIX, JUDY GAIL HIX and HOMER T. KELLER, heirs at law and devisees under the Last Will and Testament of Homer G. Keller, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WAYNE C. GOWER, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 165 on an unrecorded plan of the subdivision of Tract 1 and 13 in the Anderson Estates, a plan of which Estates is of record in Book 1130, page 37, said Register's Office, and said lot of said unrecorded plan being described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a point on the easterly margin of Scalf Drive, said point being the common corner of Lots No. 165 and 166 of said subdivision, and which point is located 321.8 feet, more or less, from a concrete marker at the intersection of Scalf Drive and Dupont Avenue; thence eastwardly with the dividing line between Lots No. 165 and 166 154.6 feet to a point, said point being the common corner of Lots No. 111, 112, 165 and 166 of said subdivision; thence northerly with the dividing line between Lots No. 112 and 165 100 feet to a point, said point being the common corner of Lots No. 113, 112, 164 and 165; thence westerly with the dividing line between Lots No. 164 and 165, 155.9 feet to a point on the easterly margin of Scalf Drive; thence southerly with the easterly margin of Scalf Drive 100 feet to the point of beginning.

Being the same property conveyed to Homer G. Keller and wife, Ura C. Keller by deed from J. B. Kennaston and wife, Olga Kennaston of record in Book 2247, page 495, Register's Office for Davidson County, Tennessee. The said Ura C. Keller died intestate on January 7th, 1978, survived by her husband, Homer G. Keller, who became vested with title to the said property, in fee simple. Homer G. Keller, unmarried, died testate on December 17th, 1990 at the age of 77 years, survived by five (5) children, Norma Jean Crymes, Barbara Sue Williams, Margaret Ann Hix, Judy Gail Hix and Homer T. Keller, being the only children born to or adopted by Homer G. Keller, during his lifetime. The said Homer G. Keller left a Last Will and Testament dated April 22nd, 1978 which was filed for record in Book 8666, page 358, Register's Office for Davidson County, Tennessee. Under the terms of the said Last Will and Testament, the real property hereinabove described was devised to Norma Jean Crymes, Barbara Sue Williams, Margaret Ann Hix, Judy Gail Hix and Homer T. Keller, the Decedent's heirs at law. The said Last Will and Testament was not filed for Probate nor was there any administration of the Estate of Homer G. Keller, but the undersigned represent and warrant that all debts and obligations, all burial expenses, and all taxes owing by Homer G. Keller, during his lifetime or by reason of his death, have been fully paid and satisfied and that there are no persons, corporations or other entities who might have any claim against the Estate of Homer G. Keller or against the real property hereinabove described.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The property is improved property located at 202 Scalf Drive, Madison, Tennessee, 37115.

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, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the taxable year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid, in full by the GRANTEE, when due.

2. Any and all matters as shown on the Plan of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee.

3. Subject to any easement for transmission line granted to the United States of America of record in Book 1196, page 207, said Register's Office, if applicable.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 24th day of August, 1992.

"GRANTORS" "GRANTEE"

Norma Jean Crymes
NORMA JEAN CRYMES

Wayne C. Gower
WAYNE C. GOWER

Barbara Sue Williams
BARBARA SUE WILLIAMS

Margaret Ann Hix
MARGARET ANN HIX

Judy Gail Hix
JUDY GAIL HIX

Homer T. Keller
HOMER T. KELLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA JEAN CRYMES, BARBARA SUE WILLIAMS, MARGARET ANN HIX, JUDY GAIL HIX, HOMER T. KELLER, and WAYNE C. GOWER, a single man, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of August, 1992.

Kathy Burnett Hulett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Wayne C. Gower
Affiant

Sworn to and subscribed before me, this the 24th day of August, 1992.

Kathy Burnett Hebert
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE

4155.0

IDENTIFICATION REFERENCE

SEP 1 11 19 AM '92

DAVIDSON COUNTY, TN

2003 29/07 3101 03CHECK 14



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	36000.00
			CON TX	133.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	146.20
			CHECK	146.20
09/01/92	01		11:20 0001	2040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4155.0

IDENTIFI REFERENCE

SEP 1 11 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 565738