BOOK 8799 PAGE 841

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Jacque L. Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 92

Notary Public

MY COMMISSION EXPIRES: 8/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
111 Westwood Place, Suite 201, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean L. Keyser	Cavalry Banking	155-8A-23/CO
(NAME)	(NAME)	
104 Tuliptree Court	114 West College Street	9D-79306
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Murfreesboro, Tennessee 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mark Gregory Calaway and wife, Edith W. Calaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean L. Keyser and wife, Dina H. Keyser

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, BEING Lot No. 23 on the Plan of Poplar Creek Estates, Phase I, of record in Plat Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mark Gregory Calaway and wife, Edith W. Calaway, by deed from The Richter Company, Inc., of record in Book 7114, Page 612, Register's Office for Davidson County, Tennessee.

9083

INSTRUMENT REFERENCE
DEC 1 12 55 AM '92
(DAVIDSON COUNTY, TN)

6514 12/01 0101 03CHECK 512.20

unimproved ( )
This is improved (X) property, known as 104 Tuliptree Court, Nashville, Tennessee 37221
(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 30th day of November 19 92

Mark Gregory Calaway by Phyllis Shults
Mark Gregory Calaway by Phyllis Shults, his Attorney in Fact

Edith W. Calaway by Phyllis Shults
Edith W. Calaway by Phyllis Shults, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8799 PAGE 842

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Phyllis Shults**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for **Mark Gregory Calaway and wife, Edith W. Calaway,** the within named bargainor, and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Mark Gregory Calaway and wife, Edith W. Calaway,** the bargainor by the said **Phyllis Shults,** as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennesssee on this the 30TH day of November, 1992.

Notary Public

My Commission expires: 9/29/93

WARRANTY DEED

FROM

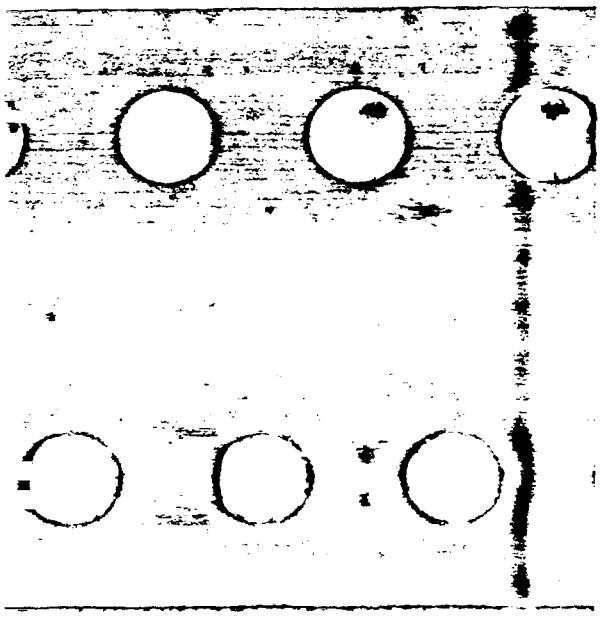
Mark Gregory Calaway and wife, Edith W. Calaway

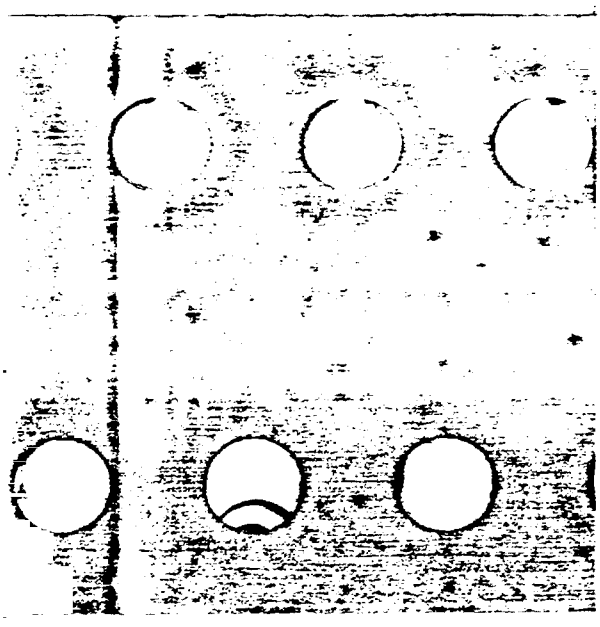
TO

Sean L. Keyser and wife, Dina H. Keyser

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8799 PAGE 843

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 136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
TOTAL 512.20
CHECK 512.20

12/01/92 01 10:53 0001 6514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69083

IDENTIFI REFERENCE

DEC 1 10 55 AM '92

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY, TN

No. 595781