Box 60

This Instrument Prepared By:

Thomas I. Bottorff
One Maryland Farms, Suite 102
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Richard J. Keaton and Julie A. Keaton
309 Autumn Chase
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

BOOK 8867 PAGE 718

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:

MAP	84
GROUP	4A
PARCEL	309

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George R. Peay and wife, Joan M. Peay hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard J. Keaton and wife, Julie A. Keaton, 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:

Unit No. 309 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the Plan of Autumn Chase Condominiums recorded as Exhibit "A" and described in a Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7718, page 418, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George R. Peay and wife, Joan M. Peay by deed from H M Properties, Inc., a Tennessee corporation, of record in Book 8249, page 921, Register's Office for Davidson County, Tennessee.

This is improved property known as 309 Autumn Chase, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard J. Keaton and wife, Julie A. Keaton, their heirs and assigns, forever; and we, George R. Peay and wife, Joan M. Peay 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

93306

IDENTIFICATION REFERENCE

FEB 18 9 29 AM '93

[illegible] WILSON REGISTER
DAVIDSON COUNTY, TN

Witness our hands this the 9th day of February, 1993.

George R. Peay

Joan M. Peay

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George R. Peay and wife, Joan M. Peay 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of February, 1993.

NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON CO., TENN.

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00.

AFFIANT

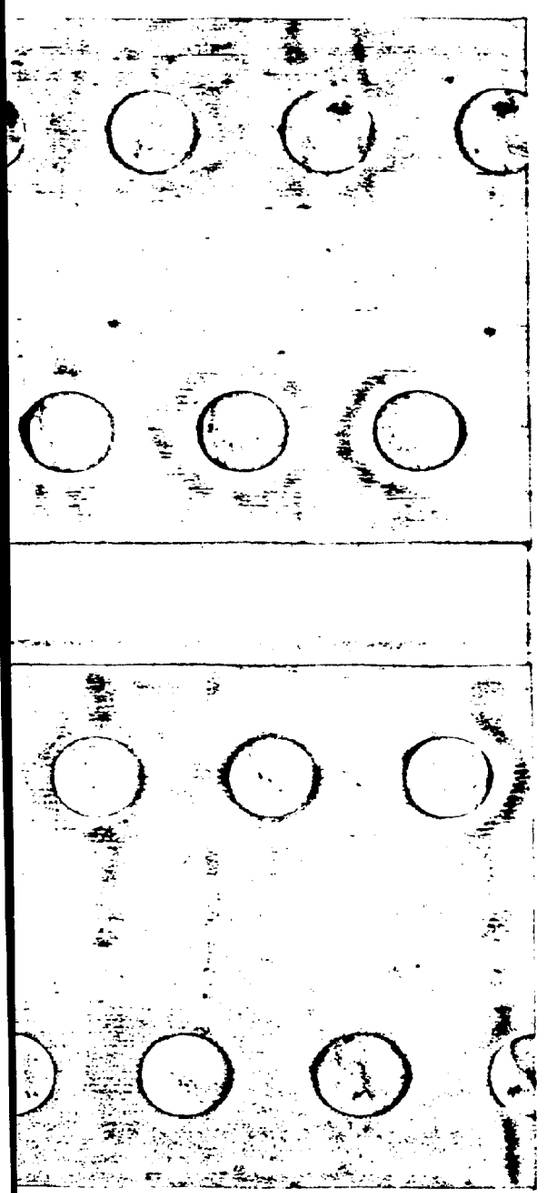
ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 9th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

4710 02/18 0101 03CHECK 360.50



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

RECEIVED OF _____

FOR _____

BOOK 8867 PAGE 720

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
			02/18/93 01	09:22 0001 4710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93306

IDENTIFICATION REFERENCE

FEB 18 9 23 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622343