BOOK 8969 PAGE 176

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 33284)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 166000.00

Affiant

Sworn and subscribed before me this 28th day of May, 1993.

Notary Public

My Comm. Expires: 9-24-94

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Hugh E. Keyes 236 Ashawn Boulevard Old Hickory, Tennessee 37138	The Prudential HomeMortgage Company, Inc. 8000 Maryland Avenue, Ste. 1400 Clayton, Ohio 63105	064-01-046

SPECIAL WARRANTY DEED
(Corporate)

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, the undersigned **First Trust National Bank**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hugh E. Keyes and spouse, Janet L. Keyes**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 20 on the plan of Brandywine Place, of record in Book 6250, page 327 and 328, Register's Office for said County.

SAID Lot No. 20 fronts 73.98 feet in the westerly margin of Ashlawn Boulevard and extends back 161.79 feet on the northerly line and 211.52 feet on the southeasterly line to a dead line in the rear, measuring 159.65 feet thereon.

BEING the same property conveyed to First Trust National Association by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Book 8670, page 780, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 6488 Page 764 and Book 8904, page 855 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 236 Ashawn Boulevard, Old Hickory, Tennessee 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than the claims arising out of the matters set forth above), but not further or otherwise.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1993.

First Trust National Bank

By: J R Crane
Title:

2950 06/03 0101 03CHECK 623.20

State of Maryland
County of Frederick

Before me, the undersigned, personally appeared J R Crane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of First Trust National Bank, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of May, 1993.

BRENDA LEE SMITH NOTARY PUBLIC FREDERICK COUNTY, MARYLAND

Brenda Lee Smith
Notary Public

My Commission Expires: MY COMMISSION EXPIRES ~~OCTOBER~~ 1, 1995

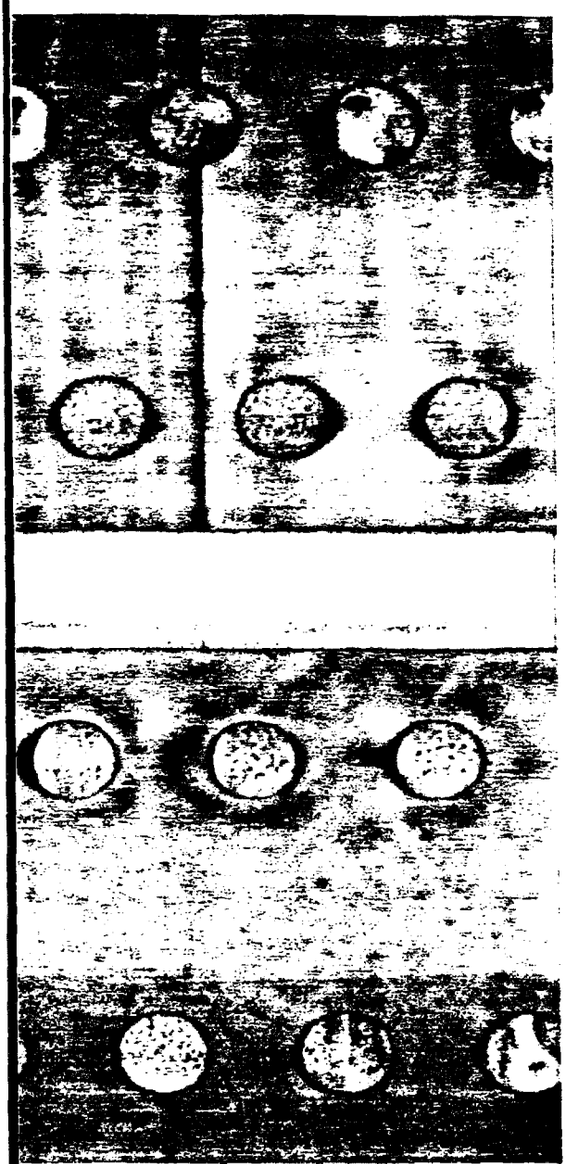
26137

IDENTIFICATION REFERENCE

JUN 3 10 43 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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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	
				166000.00
			CON TX	614.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	623.20
			CHECK	623.20
06/03/93	01		10:43 0001	2950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26137

IDENTIFICATION REFERENCE

JUN 3 10 43 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 658302