33

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 93

Notary Public

MY COMMISSION EXPIRES: March 25, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van McMinn (NAME)	Same (NAME)	MAP 119-05
309 Peachtree Street (ADDRESS)	(ADDRESS)	PARCEL 20
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DA-14927

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, Otho T. Keeling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van McMinn and wife, Terri McMinn

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 Coucnty, Tennessee, described as follows to wit:

Being the westerly 60 feet of Lot No. 2 in Block No. 28 in the Re-subdivision of part of the Cumberland Nurseries, a plan of which re-subdivision is of record in Book 161, page 166, in the Register's Office for Davidson County, Tennessee, said westerly part of Lot No. 2 fronts 60 feet on the southerly side of Peachtree Street, and runs back between parallel lines 248 feet in the north line of Lot No. 6 on said plan.

Being the same property conveyed to Otho T. Keeling and Cora Lee Keeling by deed from L.H. Carter of record in Book 892, page 549, Register's Office for Davidson County, Tennessee.

The said Cora Lee Keeling having since deceased.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

8865 09/23 0101 03CHECK 138.50

66163

IDENTIF. & REFERENCE

93 SEP 23 PM 4:17

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 309 Peachtree Street, Nashville, TN 37210
(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 my hand this 16th day of September, 19 93

Otho T. Keeling
by O. T. Keeling Jr. Attorney in fact.

Otho T. Keeling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otho T. Keeling

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 1993.

Commission expires March 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of September, 1993, before me the undersigned Notary Public, personally appeared O.T. Keeling, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Otho T. Keeling, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires: March 25, 1995

Notary Public

WARRANTY DEED

FROM

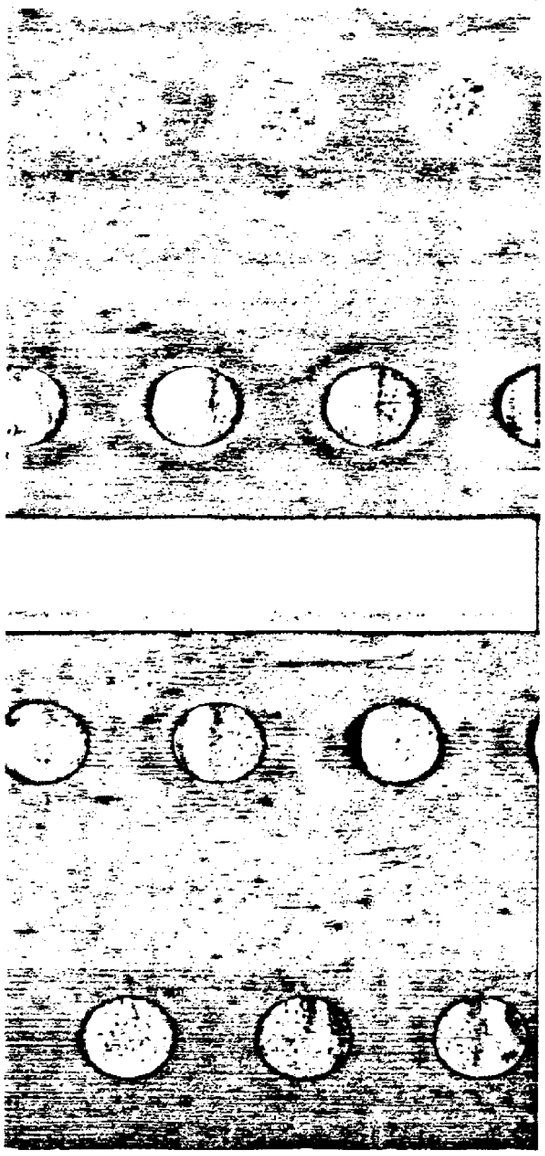
Otho T. Keeling

TO

Van McMinn and wife, Terri McMinn

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 9090 PAGE 356

RECEIVED OF _____

FOR _____

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8865

66163
IDENTIF. # REFERENCE

93 SEP 23 PM 4:17

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

No. 701251