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: (cmw) (Title No: 34721)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 161500.00

Affiant

Sworn and subscribed before me this 28th day of February, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:

Timothy N. Tappan
Tama A. Tappan
1109 Brookmeade Drive
Nashville, TN 37204

RESPONSIBLE FOR PAYMENT OF TAXES:
Third National Bank In Nashville
201 Fourth Avenue North
Nashville, TN 37219

MAP-PARCEL NUMBERS
131-04-0 244.00
16DA 38771

WARRANTY DEED

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 **Eileen McDonnell Keogh, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy N. Tappan and spouse, Tama A. Tappan,** 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. 28 on the plan of Duncanwood, of record in Book 1424, page 139, Register's Office for said County.

SAID Lot No. 28 fronts 170 feet on the southwesterly margin of Brookmeade Drive and extends back 216.10 feet on the southeasterly line and 203.0 feet on the westerly line to a dead line in the rear, measuring 28.0 feet thereon.

BEING the same property conveyed to Eileen McDonnell Keogh, by deed from H. Walker Upshaw and spouse, Stephanie R. Upshaw, of record in Book 8779, page 231, Register's Office for Davidson County, Tennessee.

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Peter Keogh, the spouse of Eileen McDonnell Keogh, joins in this conveyance solely to convey any marital interest he may have in subject property.

This instrument is executed on behalf of Peter Keogh by Eileen McDonnell Keogh as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1109 Brookmeade Drive, Nashville, TN 37204

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 heirs 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 whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 1994.

Eileen McDonnell Keogh
Eileen McDonnell Keogh

Peter J. Keogh
Peter Keogh, By: Eileen McDonnell Keogh, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of February, 1994, before me the undersigned authority, personally appeared **Eileen McDonnell Keogh**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

BOOK 9264 PAGE 645

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eileen McDonnell Keogh**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Peter Keogh**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Eileen McDonnell Keogh

TO: Timothy N. Tappan and Tama A. Tappan

22000

94 MAR -2 AM 10:23

REGISTER
DAVIDSON COUNTY, TN.

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Eileen McDonnell Keogh
Eileen McDonnell Keogh, Affiant

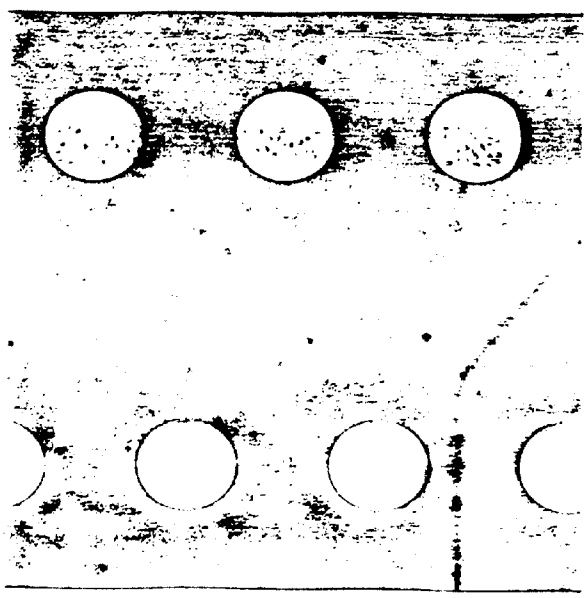
Sworn to and subscribed before me this 28th day of February, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires:_____

5523 03/02 1101 03CHECK 606-55



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

RECEIVED OF _____

FOR _____

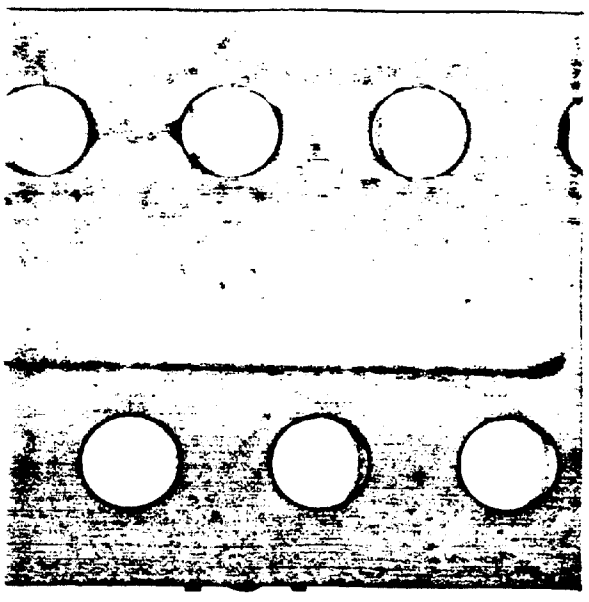
BOOK 9264 PAGE 646

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	
				161500.00
			CON TX	597.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	606.55
			CHECK	606.55

03/02/94 01 10:24 0001 6523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22080

ICENTIFICATION REFERENCE

94 MAR -2 AM 10: 23

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

No. 761958