BOOK 9298 PAGE 533

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: 34971)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 256500.00

Jacqueline J. M. Vaden
Affiant

Sworn and subscribed before me this 31st day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Clayton A. Keltner Jacqueline J. M. Vaden 4248 Jamesborough Place Nashville, Tennessee 37215	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358	131-7A-24

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 **Charles H. Wallas and spouse, M. Diane Casey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clayton A. Keltner and Jacqueline J. M. Vaden, as joint tenants with rights of survivorship,** 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. 24 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, page 42 and revised in Book 5200, page 160, said Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 60.19 feet on the broken southerly margin of Jamesborough Place and extends back 116.09 feet on the easterly line and 117.58 feet on the westerly line to a dead line in the rear, measuring 75.02 feet thereon.

BEING the same property conveyed to Charles H. Wallas by deed from James C. McCanless and wife, Barbara Jean Little McCanless of record in Book 6793, page 193, said Register's Office. Charles H. Wallas has since conveyed his interest in subject property to Charles H. Wallas and M. Diane Casey by deed of record in Book 6793, page 193, said Register's Office.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5151, Page 50, Book 5240, page 165, Book 5292, page 134 and re-recorded in Book 5332, page 212, 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 instrument is executed on behalf of Charles H. Wallas and M. Diane Casey by Helen Golter 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.

94 APR -4 PM 2:01
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

34384

This is improved property, known as: 4248 Jamesborough Place, Nashville, Tennessee 37215

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 31st day of March, 1994.

Charles H. Wallas

Charles H. Wallas, By: Helen Golter, Atty-In-Fact

M. Diane Casey

M. Diane Casey, By: Helen Golter, Atty-In-Fact

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen Golter**, 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 **Charles H. Wallas and M. Diane Casey**, 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 31st day of March, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____
EXP. 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Charles H. Wallas and M. Diane Casey

TO: Clayton A. Keltner and Jacqueline J. M. Vaden

A F F I D A V I T

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.

Helen Golter, Affiant

Sworn to and subscribed before me this

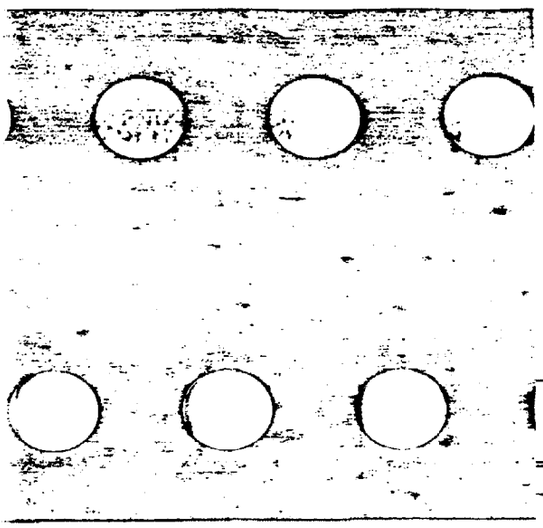
31st day of March, 1994.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

8980 04/04 0101 03CHECK 958-05



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

RECEIVED OF _____

FOR _____

BOOK 9298 PAGE 535

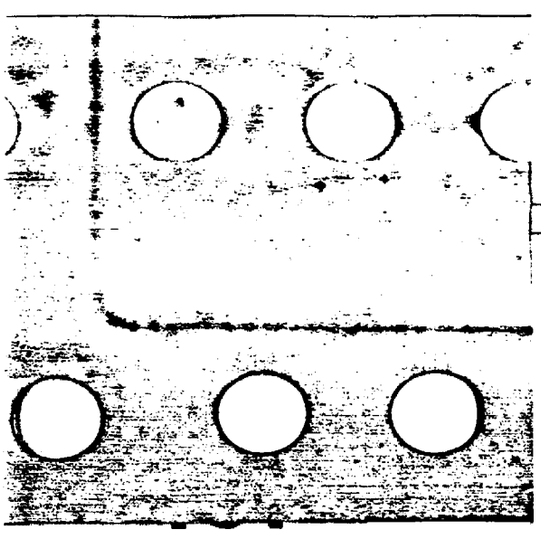
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 256500.00
CON TX 949.05
PRFEE 1.00
MDEED 8.00
TOTAL 958.05
CHECK 958.05

04/04/94 01 14:03 00(1 8980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



34384
IDENTIF. & REFERENCE

94 APR -4 PM 2:02
REGISTER
DAVIDSON COUNTY, TN.

No. 774240