BOOK 9364 PAGE 908

9364 908

FROM: John J. Fletcher and wife, Barbara B. Fletcher

TO: Henry S. Keeling, Jr. and wife, Jan H. Keeling

THIS INSTRUMENT PREPARED BY: (CHW)
BOULT, CUMMINGS, CONNERS & BERRY, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1600
414 UNION STREET
NASHVILLE, TENNESSEE 37219

Address New Owner as follows:	Send Tax Bills to:	Map Parcel No.
Henry S. Keeling, Jr. and wife, Jan H. Keeling 1145 Duncanwood Drive Nashville, TN 37204	First Tennessee Bank P.O. Box 474 Memphis, TN 38101	Map 131-4 Parcel 258

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Henry S. Keeling, Jr.
Affiant

Subscribed and sworn to before me, this the 1st day of June, 1994.

Carol A Wilson
Notary Public

My Comm. Expires: 11-20-96

NOTARY PUBLIC LAW STATE OF TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **John J. Fletcher and wife, Barbara B. Fletcher**, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto **Henry S. Keeling, Jr. and wife, Jan H. Keeling**, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 1143-1145 Duncanwood Drive, Nashville, Davidson County, Tennessee 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS our hands this 1st day of June, 1994.

JOHN J. FLETCHER

BARBARA B. FLETCHER

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 John J. Fletcher and wife, Barbara B. Fletcher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1 day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 11-20-96

EXHIBIT A

(Property Description)

Being Lot No. 1 on the Plan of Duncanwood Annex as of record in Book 3842, page 262, Register's Office for said County. Said Lot No. 1 fronts 85 feet on the southerly side of Duncanwood Drive and runs back 362.00 feet on the easterly side of 245.24 feet on the westerly line to a diagonal line on which it measures 152.11 feet. But there is expressly excluded from the property herein conveyed that part or portion of the said Lot No. 1 on the Plan of Duncanwood Annex described as follows:

Beginning at a point in the southwesterly corner of said Lot No. 1 on the Plan of said Duncanwood Annex, being the southeasterly corner of Lot No. 3 on the said plan; thence south 38° 9' 04" east 152.11 feet to a point, the southeasterly corner of the said Lot No. 1 of Duncanwood Annex; thence north 0° 11' west with the easterly line of the said Lot No. 1 on the said Plan, approximately 117.0 feet, more or less, to a point in the said easterly boundary line of the said Lot No. 1; thence westerly in a straight line to the point of beginning, the southwesterly corner of said Lot No. 1 being also the southeasterly corner of Lot No. 3 on the said Plan of Duncanwood Annex.

Being the same property conveyed to John J. Fletcher and wife, Barbara B. Fletcher by deed from Love Properties, a Tennessee partnership consisting of Edwin S. Pyle and Dorothy G. Pyle (formerly ESP Enterprises) of record in Book 6437, page 924, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following:

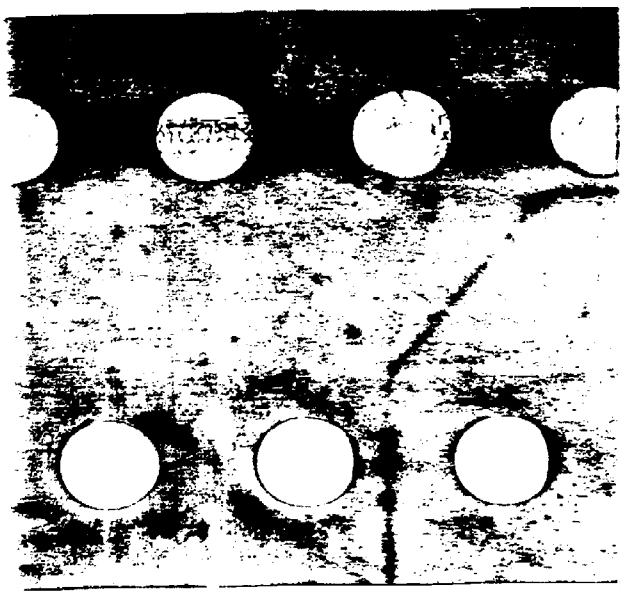
1. 1994 Metropolitan Property Taxes.

2. All matters shown on the Plan of record in Book 3842, page 262, said Register's Office.

0995 06/02 0101 03CHECK 531.00

56523
IDENTIFICATION REFERENCE

94 JUN -2 AM 10:51
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

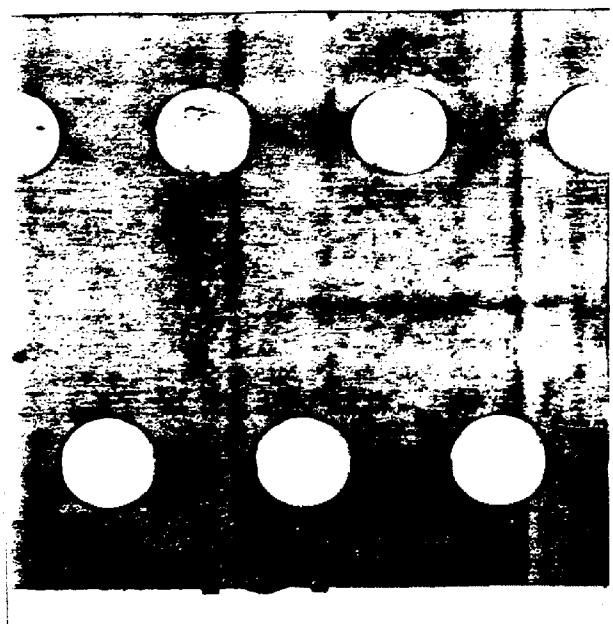
RECEIVED OF _____

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
TOTAL 531.00
CHECK 531.00

06/02/94 01 10:53 0001 0995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56523
IDENTIF. & REFERENCE

94 JUN -2 AM 10:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 797975