This Instrument Prepared From
Information Furnished By The Parties

62998
IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

94 JUN 21 AM 9:00
8212 06/21 0101 CHECK
FELIX L. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:

DARIS THOMAS KEITH AND WIFE,
CONNIE KEITH
633 CARMEL AVENUE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 052-02, PARCEL 80

BOOK 9383 PAGE 722

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Daris T. Keith Sr.

AFFIANT
Subscribed and sworn to me, this the 17TH day of JUNE, 1994.

Denise C. Allis
Notary Public
My commission expires: 5-[illegible]-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RUBEN KEITH, SR., AND WIFE, GLADYS J. KEITH, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DARIS THOMAS KEITH AND WIFE, CONNIE KEITH, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 633 CARMEL AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 17TH day of JUNE, 1994.

Ruben Keith Sr.
RUBEN KEITH, SR.

Gladys J. Keith
GLADYS J. KEITH

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBEN KEITH, SR., AND WIFE, GLADYS J. KEITH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that (he/she/they) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17TH day of JUNE, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee being Lot No. 42 of Block "D" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said lot No. 42 fronts 50 feet on the northerly side of Carmel Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Ruben Keith, Sr., and wife, Gladys J. Keith, by Warranty Deed from James L. Stamps and wife, Juanita F. Stamps, of record in Book 3317, page 177, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

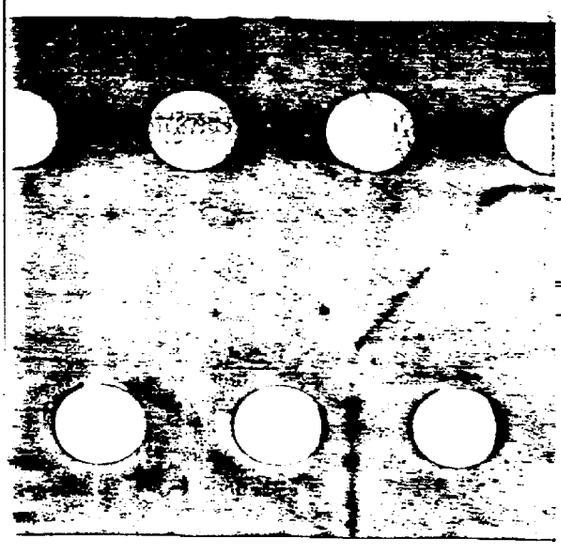
2. All matters set forth on the Plan of record in Book 1130, page 85, said Register's Office.

3. Any and all restrictions or easements of record.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



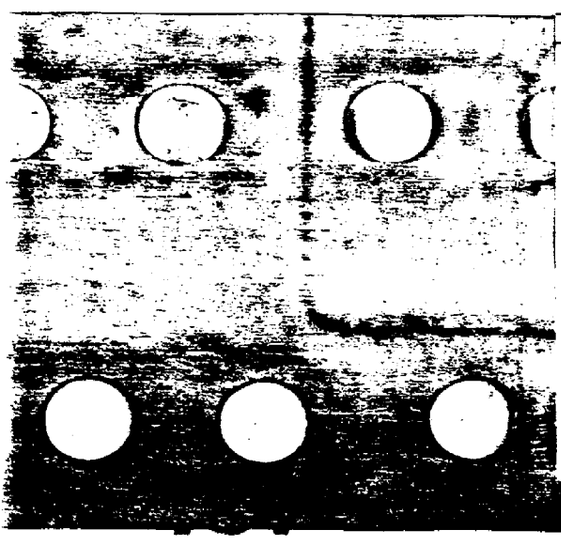
RECEIVED OF _____

FOR _____

BOOK 9383 PAGE 725

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
			06/21/94 01	09:29 0001 8212



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62998
IDENTIF. ↑ REFERENCE

94 JUN 21 AM 9:29

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

No. 804934