STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Karen S. Keenan
Affiant

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

Notary Public

My Commission Expires: 9-24-96

This instrument prepared by:
George V. Crawford, Jr.
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Box 14

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Karen S. Keenan 12 Lexington Green Nashville, TN 37215	SAME	131-01-J-2

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, **DAVID BRONSON INGRAM AND WIFE SARAH LeBRUN INGRAM**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KAREN S. KEENAN**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lexington Green, of record in Book 6900, page 198, as amended in Book 7501, page 786 and further amended in Book 7794, page 84, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to David Bronson Ingram, by deed from Rochford Realty and Construction Company, Inc., of record in Book 7886, page 235, Register's Office for Davidson County, Tennessee.

2773 07/01 0101 03CHECK 971.00

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2392, page 139, Register's Office for said County.

3. Declaration of Covenants, conditions and restriction, of record in Book 7118, page 21, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6900, page 198, as amended in Book 7501, page 786, and further amended in Book 7794, page 84, Register's Office said County.

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

4. Sewer easement in favor of Metropolitan Government of Nashville and Davidson County as of record in Book 4159, page 121, Register's Office for said County.

5. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4155, page 552, Register's Office for said County.

Sarah LeBrun joins in this instrument to convey any marital interest she may have.

This is improved property known as 12 Lexington Green, Nashville, TN 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, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her 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 our hands this 1st day of July, 1994.

David Bronson Ingram
David Bronson Ingram

BY: Jamie Granberry Attorney-in-Fact
Jamie Granberry, Attorney-in-Fact

Sarah LeBrun Ingram
Sarah LeBrun Ingram

BY: Jamie Granberry Attorney-in-Fact
Jamie Granberry, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMIE GRANBERRY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Attorney-in-fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, 1st this day of July 1994.

Notary Public

My Commission Expires: 9-21-96

67184

94 JUL -1 PM 3:35
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 948

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 260000.00
CON TX 962.00
PRFEE 1.00
WDEED 8.00
TOTAL 971.00
CHECK 971.00

07/01/94 01 15:35 0001 2773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67184
IDENTIF. & REFERENCE

94 JUL -1 PM 3:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809431