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: (ljh) (Title No: 35751)
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: $ 342000.00

Curtis J Hagenau
Affiant

Sworn and subscribed before me this 29th day of November, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Curtis J. Hagenau April H. Hagenau 2300 Sterling Road Nashville, TN 37215	Third National Bank In Nashville 201 Fourth Avenue North Nashville, TN 37219	117-6-14 PAGE 9533 PG 996

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 **Michael E. McKeehen and spouse, Jeannine R. McKeehen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Curtis J. Hagenau and spouse, April H. Hagenau,** 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. 8 of Block 9, on the plan of a development of the Stokes Tract, as recorded in Book 974, page 24, Register's office for said county.

Said Lot No. 8 fronts 100 feet on the southerly side of Sterling Road and runs back 244.3 feet on the westerly line an 245 feet on the easterly line, with the westerly margin of 23rd Avenue, South to a dead line measuring 100 feet thereon.

Being the same premises conveyed to Michael E. McKeehen and wife, Jeannine R. McKeehen by deed from George V. Crawford, Jr. Trustee of record in Book 5738, page 888, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
This conveyance is subject 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 Jeannine McKeehen by Peggy D. Mathes 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: 2300 Sterling Road, 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, 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 29th day of November, 1994.

Michael E. McKeehen

Jeannine R. McKeehen

Jeannine R. McKeehen, By: Peggy D. Mathes, Atty-In-Fact

State of Tennessee
County of Davidson

On this 29th day of November, 1994, before me the undersigned authority, personally appeared Michael E. McKeehen, 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 their own act and deed.

My Commission Expires: _____

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

Notary Public

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 **Peggy D. Mathes**, 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 **Jeannine McKeehen**, 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 29th day of November, 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

13299 IDENTIFICATION REFERENCE

FROM: Michael E. McKeehen and Jeannine R. McKeehen

TO: Curtis J. Hagenau and April H. Hagenau

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.

Peggy D. Mathes, Affiant

Sworn to and subscribed before me this

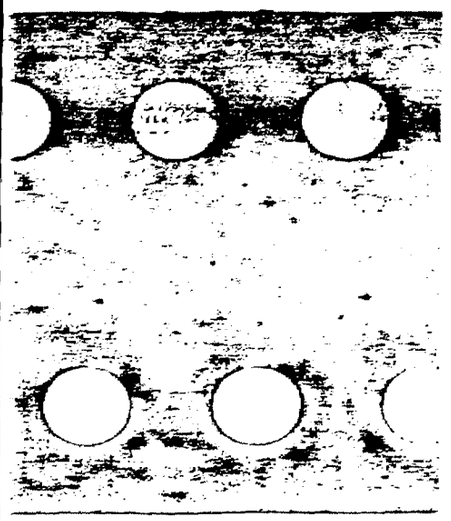
29th day of November, 1994.

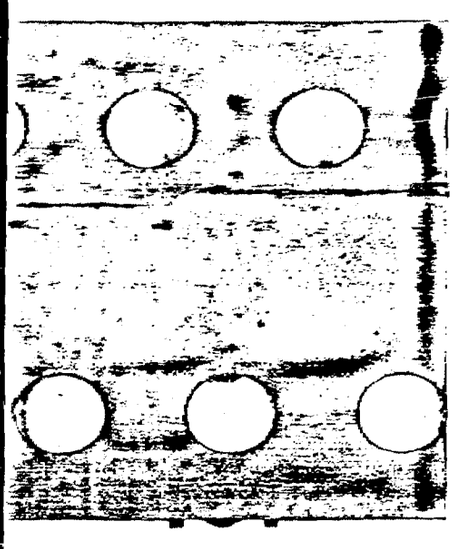
Notary Public

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

My Commission Expires:_____

9770 12/01 0101 03CHECK 1274.40





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

RECEIVED OF _____

FOR _____

BOOK 9533 PG 998

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	
				342000.00
			CON TX	1265.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1274.40
			CHECK	1274.40

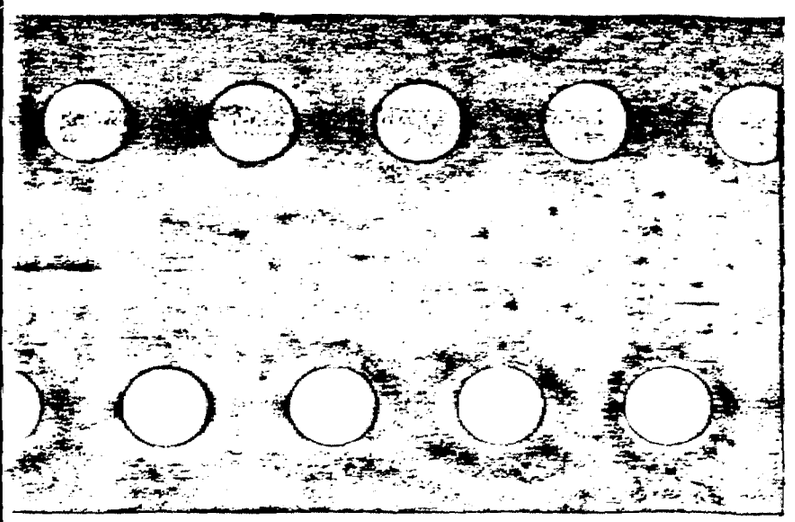
12/01/94 01 10:39 0001 8770

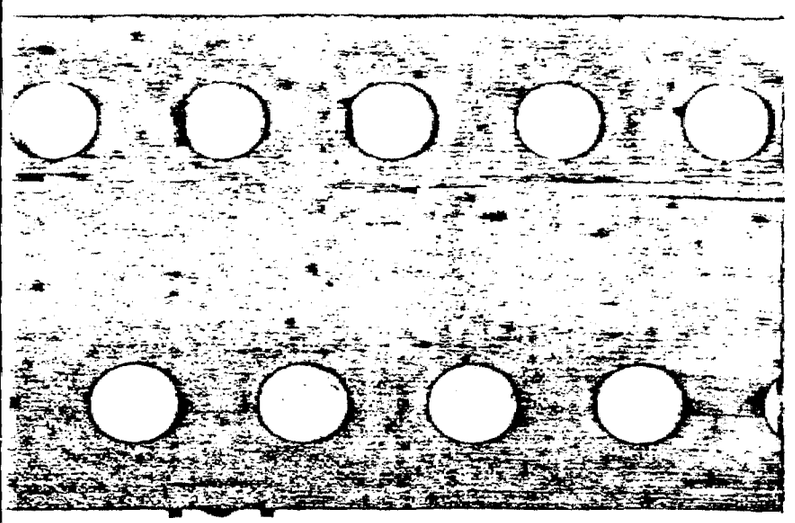
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13299
IDENTIFICATION REFERENCE

94 DEC -1 AM 10:39
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 858790





12-1-94

VOID

9533-999