File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9541 PG 406

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#12767

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHANNON KEATING (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	Map 150-14-A
3932 Calumet Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	Parcel 48
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	FB 2DX8841

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 OF WHICH IS HEREBY ACKNOWLEDGED, JAMES T. MCLEAN, SR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHANNON KEATING AND DIRK LITTEN, both unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Calumet-Phase Two, as of record in Plat Book 7900, page 367, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James T. McLean, Sr. by deed from MSA Development, A Michigan Partnership of record in Book 9486, Page 744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 7566, page 664, made applicable in Book 8602, page 716; (2) Charter of record in Book 7572, page 594, amended in Book 7682, page 564; (3) Agreement of record in Book 7538, page 676; (4) All matters appearing on the Plan of record in Book 6900, page 649, and in Plat Book 7900, page 367, said Register's Office.

This is not now, nor has it ever been, the principal resident of the Grantor herein.

15640

IDENTIFICATION REFERENCE

DEC - 9 11 9:56

1280 12/08 0101 03CHECK 397.50

unimproved ( ) This is improved (XX) property, known as 3932 Calumet Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of December, 1994

JAMES T. MCLEAN, SR.

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9541 PG 407

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. MCLEAN, SR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of December, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Shannon Keating
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

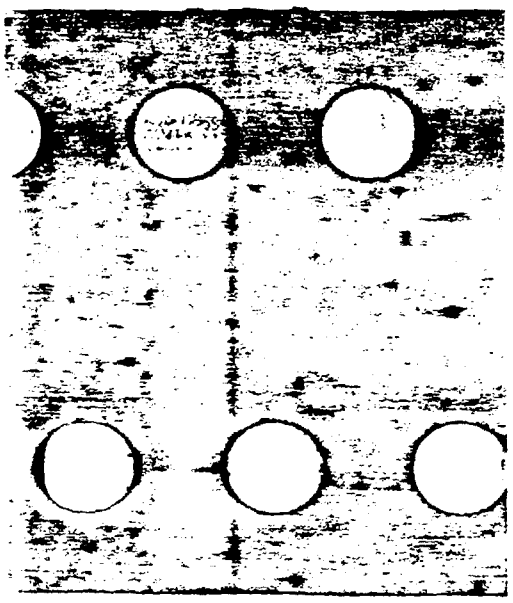
JAMES T. MCLEAN, SR.

TO

SHANNON KEATING AND DIRK LITTEN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

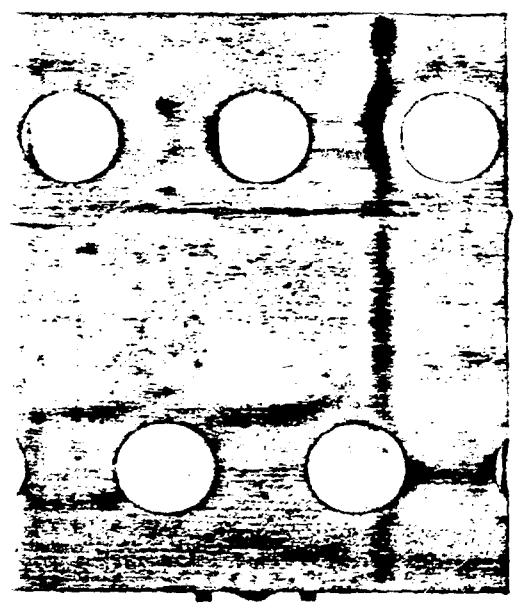
RECEIVED OF _____

FOR _____

BOOK 9541 PG 408

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

12/08/94 01 09:57 0001 1280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15640
IDENTIF. & REFERENCE

94 DEC -8 AM 9:56

REGISTER
DAVIDSON CO., TN.

No. 861263