BOOK 9545 PG 145

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 7/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy D. Morton (NAME)	Union Planters National Bank (NAME)	MAP 60-16
2707 Jones Avenue (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCE 268
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38173 (CITY) (STATE) (ZIP)	12DZ02567

FOR AND 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, WE, Clifford D. Keene, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy D. Morton, unmarried

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

Being Lot No. 2 on the Plan of Re-Subdivision of Lot No. 374, Joywood Heights, Section 2-A, Plat being of record in Plat Book 5190, page 665, and being more paticularly described as follows:

Beginning at a concrete monument in the east margin of Jones Avenue and also being the common corner to Joywood Heights Section 3, and Joywood Heights Section 2, and being the northwest corner of Lot No. 374 of Joywood Heights, Section 2, of record in Book 1424, page 20, R.O.D.C.; thence with the north line of said Lot No. 374, South 77 deg. 18' 40" East, 97.00 feet to an iron pin, common corner to Lot 373 of said Subdivision; thence with common line of 373 and 374 South 11 deg. 29' 21" West, 167.00 feet to an iron pin; thence North 78 deg. 09' 32" West, 98.06 feet to an iron pin in the east margin of Jones Avenue; thence with said margin North 11 deg. 51' 22" East, 168.40 feet to the point of beginning and containing 0.375 acres, more or less.

Being the same property conveyed to Clifford D. Keene by deed from Jennie M. Montgomery of record in Book 5954, page 383, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 1373, page 98, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2707 Jones Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 9th day of December 19 94

Clifford D. Keene

Clifford D. Keene

BOOK 9545 PG 146

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 Clifford D. Keene, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December 19 94.

Commission expires 11/22/97

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

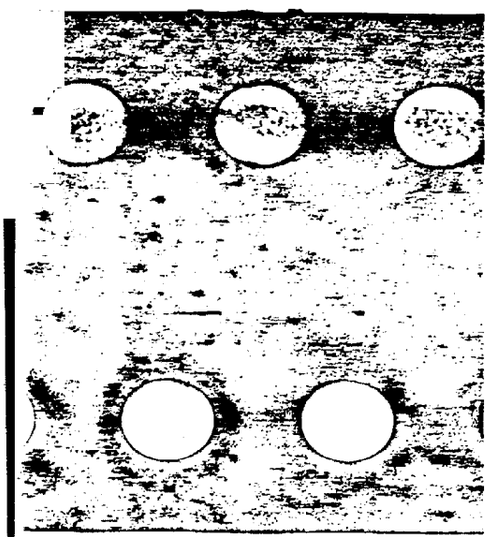
IDENTIF. & REFERENCE

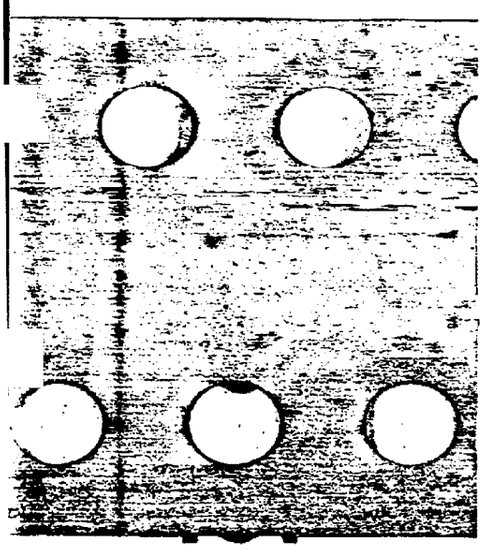
17055

94 DEC 14 AM 9:52
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2893 12/14 0101 03CHECK

253.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9545 PG 147

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	66000.00
CON TX	244.20
PRFEE	1.00
WDEED	8.00
TOTAL	253.20
CHECK	253.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2893

17055
IDENTIF. ↑ REFERENCE

94 DEC 14 AM 9:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 862853