BOX #19B
G#95-6-52

Bk/Pg 9716:893

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,500.00

Thomas R. Keown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
THOMAS R. KEOWN	LOVELL & MALONE INCORPORATED	MAP 155-12-0-A
(NAME)	(NAME)	
7209 Magnolia Hills Drive	2209 Creanmoor Road, Suite 330	PARCEL 003co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, Tennessee 37215	FB #09D-82666
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~ SOUTH HARPETH CONSTRUCTION CO., INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS R. KEOWN AND WIFE, DOROTHY S. KEOWN

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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Magnolia Hills, a Planned Unit Development, as of record in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to South Harpeth Construction Co., Inc., a Tennessee corporation, of record in Book 9516, Page 688, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Magnolia Hills, of record in Book 9499, Page 860, said Register's Office; restrictive covenants of record in Book 9498, Page 329, said Register's Office, By-Laws of Magnolia Hills Homeowners' Association, Inc., of record in Book 9499, Page 875, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

95 JUN 29 PM 4:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9453 06/29 0101 03CHECK 558.45

unimproved ( )
s improved (X) property, known as 7209 Magnolia Hills Drive, Nashville, TN 37221
(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 our hand s this 28th day of June, 19 95

SOUTH HARPETH CONSTRUCTION CO., INC., A TENNESSEE CORPORATION
By: James R. Hudgins (seal)
JAMES R. HUDGINS, PRESIDENT

Attest:
JOEL C. WILSON, SECRETARY

STATE OF TENNESSEE
COUNTY OF

9716:930

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____ Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

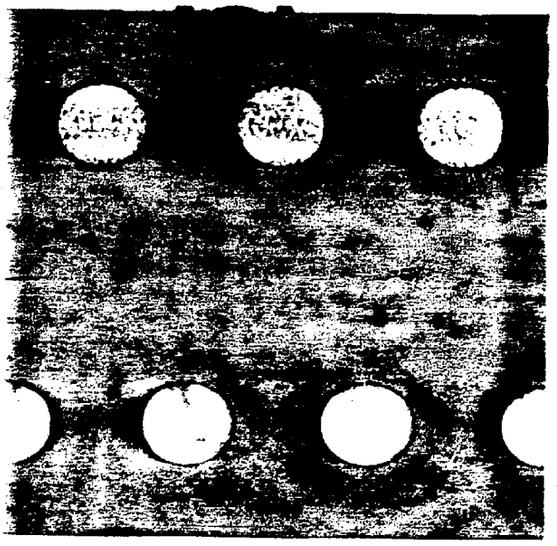
Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared JAMES E. HUDGINS and JOEL C. WILSON with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary respectively of the SOUTH HARLETH CONSTRUCTION the within named bargainor, a ~~DCK~~ corporation, and that they as such President and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JAMES E. HUDGINS as such President, and attesting the same by the said JOEL C. WILSON as such Secretary.

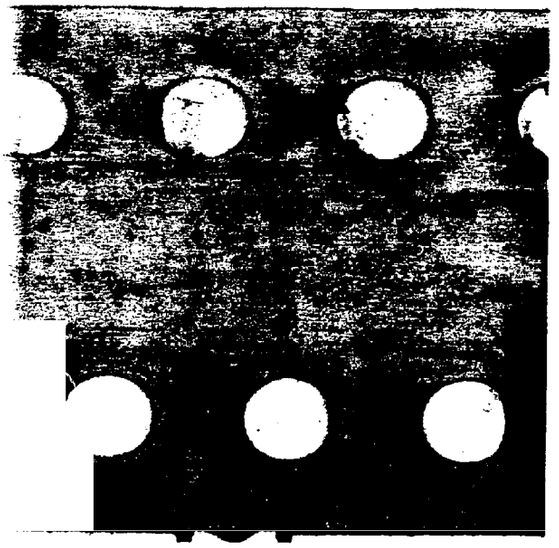
Witness my hand and official seal at office at Nashville, TN on this the 28th day of June 19 95 .

My commission expires September 16, 1995

Peter Weiss
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN





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

RECEIVED OF _____

FOR _____

BOOK 9716 PG 931

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	
				148500.00
			CON TX	549.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	558.45
			CHECK	558.45
06/29/95		01	16:17 0001	6453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074811
IDENTIF. ← REFERENCE

95 JUN 29 PM 4:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925627