BOOK 9751 PG 380

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston Sela (NAME)	Franklin National Bank (NAME)	MAP 171-8A
5911 Stonebrook Drive (ADDRESS)	230 Public Square (ADDRESS)	PARCEL 55
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

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, JoAnne Martin Keehbauch, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winston Sela and wife, Michaela Vettermann-Sela

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 Unit No. 55 on the Plan of Brentwood Villa, Phase 2, as of record in Book 6900, page 4, amended in Book 6900, page 185, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, amended in Book 7101, page 730, re-recorded in Book 7143, page 18, amended in Book 7266, page 84, amended in Book 7423, page 574, By-Laws of record in Book 6923, page 986, amended in Book 7423, page 567; Easement of record in Book 5155, page 164; Storm Water Detention Agreement of record in Book 6385, page 814, Charter of record in Book 6924, page 5, and all matters shown on the Plan of record.

Being the same property conveyed to JoAnne Martin, unmarried, by deed from Radnor Homes, Inc. of record in Book 8116, page 675, Register's Office for Davidson County, Tennessee.

And I, John Keehbauch, husband of the within named JoAnne Martin Keehbauch, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

It is hereby understood and agreed that the said JoAnne Martin and JoAnne Martin Keehbauch being one and the same person.

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

unimproved ( )
This is improved (X) property, known as 5911 Stonebrook Drive, Brentwood, TN 37027
(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 20th day of July 19 95

JoAnne Martin Keehbauch

John Keehbauch

BOOK 9751 PG 381

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 JoAnne Martin Keehbauch and husband John Keehbauch

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 19 95

Commission expires May 7, 1997

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

00085706

95 AUG -3 AM 11:06

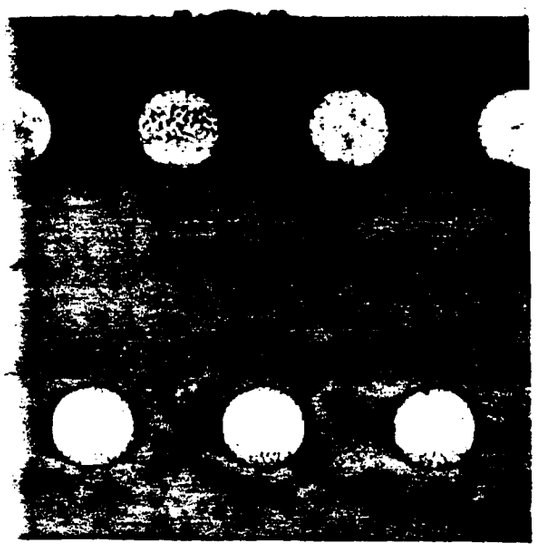
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from JoAnne Martin, to Winston Sela and wife, Michaela Vettermann Sela.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

9338 08/03 0101 03CHECK

423.40



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

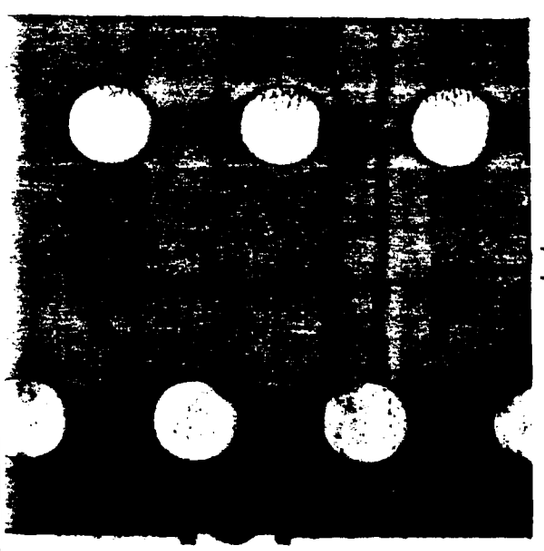
RECEIVED OF _____

FOR _____

BOOK 9751 PG 382

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 112000.00
CON TX 414.40
PRFEE 1.00
MTGFEE 8.00
TOTAL 423.40
CHECK 423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 11:08 0001 8338

0085706
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937367