27-B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Frances Dudney-Crowder	Same	MAP and PARCEL
[John H. Dudney		
[~~101 Keeneland~~ Same →	2925 Jennings Creek Hwy	064-12-O-C-101.00
[~~Hermitage, TN 37076~~	Whitleyville TN 38588	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9882 PG 426

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Walter W. Tant, individually, and Walter W. Tant, as Conservator for the Estate of Harriett S. Tant,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Frances Dudney-Crowder, unmarried, and John H. Dudney, married, as tenants in common with the right of survivorship,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101, Phase 1, Lexington, a Planned Unit Development, as of record in Book 6250, Page 340, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter W. Tant and wife, Harriett S. Tant, by deed from Lewis David East and wife, Robbie E. East, of record in Book 8911, Page 96, Register's Office for Davidson County, Tennessee. See Order to Approve Sale of Real Estate recorded simultaneously herewith.

This is property with a common address of 101 Keeneland, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Book 6250, Page 340, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6691, Page 541, said Register's office; 4) Master Declaration of record in Book 6503, Page 1, said Register's office; 5) By-Laws of Lexington Homeowners Association, Inc. of record in Book 6503, Page 20, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $162,500.00
[Frances Dudney-Crowder
[Affiant
[Subscribed and sworn before me this 6th day of December, 1995.
[My Commission Expires: 5/23/98 Notary Public

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9882 PG 427

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **December, 1995.**

Walter W. Tant
Walter W. Tant

Walter W. Tant, Conservator
Walter W. Tant, Conservator
The Estate of Harriett S. Tant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Walter W. Tant**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Conservator for Harriett S. Tant, and that he executed the foregoing (Warranty Deed) instrument on behalf of **The Estate of Harriett S. Tant**, for the purposes therein contained by virtue of an Order Appointing Conservator bearing Probate No. 93P-1370, and by Order to Approve Sale of Real Estate recorded simultaneously herewith both in the Probate Court for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, on this the 6th day of December, 1995.

NOTARY PUBLIC
My commission expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Walter W. Tant**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing (Warranty Deed) instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, on this the 6th day of December, 1995.

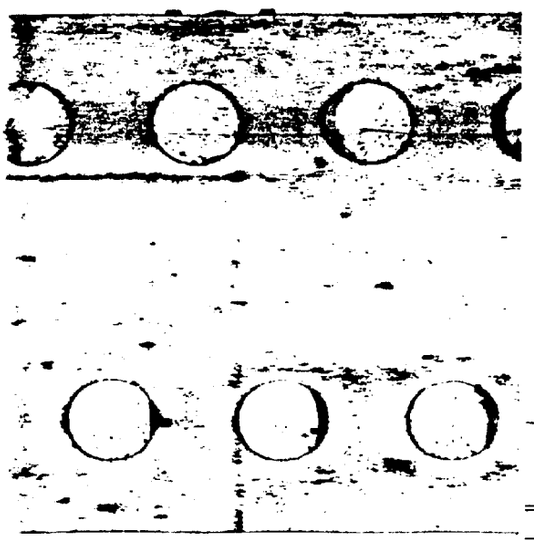
NOTARY PUBLIC
My commission expires: 5/23/98

File No. 9511-445

5967 12/07 0101 03CHECK 610.25

95 DEC -7 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0129976
IDENTIF. & REFERENCE



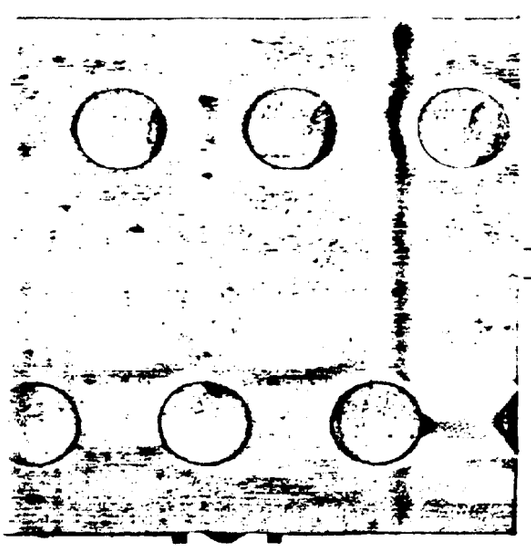
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9882 PG 428

FOR _____

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 162500.00
CON TX 601.25
PRFEE 1.00
WDEED 8.00
[illegible] 610.25
CHECK 610.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/95 01 10:26 0001 5967

0129976
IDENTIF. # REFERENCE

95 DEC -7 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984450