This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9963PG851

ADDRESS NEW OWNER:
Doctor R. Crants III and Shannon S. Crants
2441 Old Hickory Blvd.
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
440 N. Fairway Drive
Vernon Hills, IL 60061

MAP AND PARCEL:
MAP 157
GROUP
PARCEL 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Lynn Edward Keesecker and wife, Eleanor V. Keesecker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Doctor R. Crants, III and wife, Shannon S. Crants, 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. 13 on the Plan of Section One, Devonshire Manor, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lynn Edward Keesecker married by deed from Louis M. Spoltore and wife, Kathleen T. Spoltore, as of record in Book 9115, page 396, Register's Office for Davidson County, Tennessee.

This is improved property known as 2441 Old Hickory Blvd., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants of record in Book 5381, page 394, said Register's Office.
3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 7790, page 507, said Register's Office.
4. All matters as shown on the plan of record in Book 5200, pages 122 and 123, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Doctor R. Crants, III and wife, Shannon S. Crants, their heirs and assigns, forever; and We, Lynn Edward Keesecker and wife, Eleanor V. Keesecker, do covenant with the said Grantees that we

are the 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of February, 1996.

Lynn Edward Keesecker
Lynn Edward Keesecker By: Eleanor V. Keesecker, Attorney-In-Fact

Eleanor V. Keesecker
Eleanor V. Keesecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eleanor V. Keesecker, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

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 Eleanor V. Keesecker, 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 on behalf of Lynn Edward Keesecker as his Attorney-in-Fact, as the free act and deed of the within named Lynn Edward Keesecker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 465,000.00.

AFFIANT

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

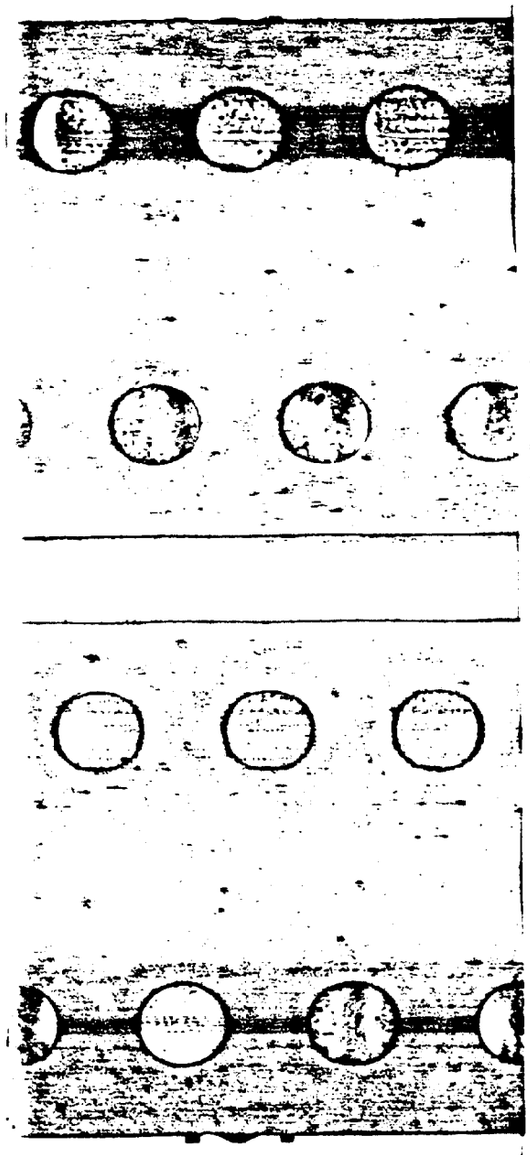
Subscribed and sworn to before me this 28th day of February, 1996.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

96 MAR -1 PM 12:27
3497 23701 0101 03CHECK REGISTER 1729-50
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0155535



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9963 PG 853

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	
				465000.00
			CON TX	1720.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1729.50
			CHECK	1729.50
03/01/96		01	12:31 0001	3497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155535 IDENTIF. # REFERENCE

96 MAR -1 PM 12:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011624