BOOK 9989 PG 440

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 21st day of **March, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY VIRGINIA KEATHLEY and MILTON G KEATHLEY, WIFE AND HUSBAND, and BETTY P. VICK and WILLIAM W. VICK, WIFE AND HUSBAND, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said **PATRICIA D. FREUDENTHAL, UNMARRIED , herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 912 WOODS LAKE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

MILTON G. KEATHLEY and WILLIAM W. VICK, spouses of the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

Mary Virginia Keathley
MARY VIRGINIA KEATHLEY
Signature of Seller

Milton G Keathley
MILTON G KEATHLEY
Signature of Seller

Betty P. Vick
BETTY P. VICK
Signature of Seller

William W. Vick
WILLIAM W. VICK
Signature of Seller

MAIL ENV.

96 MAR 25 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0163473
IDENTIF. ↔ REFERENCE

BOOK 9989 PG 441

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARY VIRGINIA KEATHLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **21st** day of **March, 1996.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Notary Public

My Commission Expires: 5-11-96

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MILTON G KEATHLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **21st** day of **March, 1996.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Notary Public

My Commission Expires: 5-11-96

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BETTY P. VICK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **21st** day of **March, 1996.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Notary Public

My Commission Expires: 6-11-96

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIAM W. VICK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **21st** day of **March, 1996.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Notary Public

My Commission Expires: 5-11-96

Name and Address of Property Owner:

PATRICIA D. FREUDENTHAL
912 WOODS LAKE DRIVE
MADISON, TN 37115

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Property Address:

912 WOODS LAKE DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

PACIFIC SOUTHWEST BANK
4144 CENTRAL EXPRESSWAY, STE. 160
DALLAS, TEXAS 75204

Parcel #: MAP 42-3, PARCEL 20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Patricia D. Freudenthal
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **March, 1996.**

Denise C. Allen
Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 28 on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for said County.

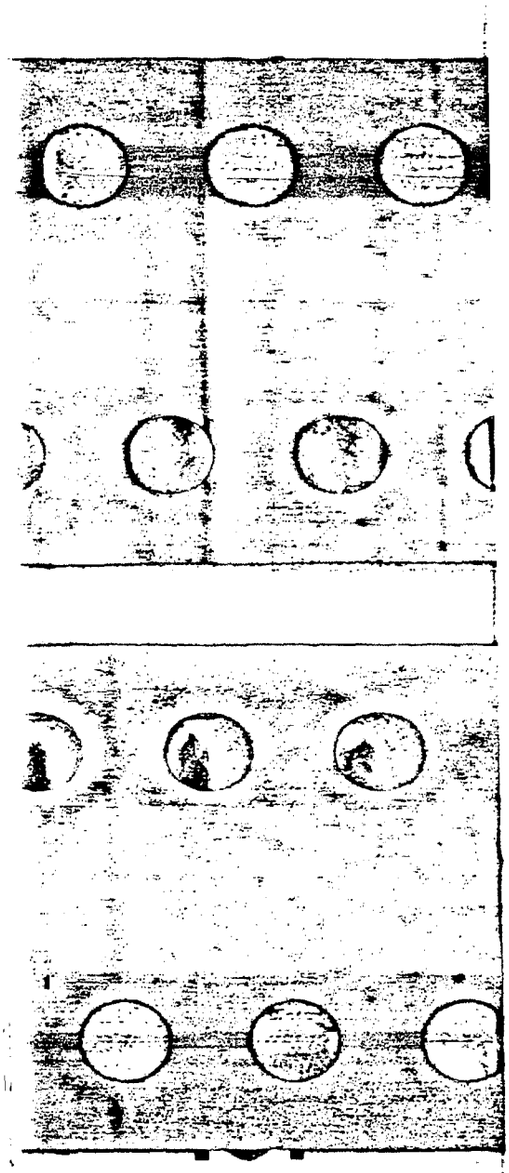
Said Lot No. 28 fronts 85 feet on the southerly side of Woods Lake Drive and extends back 222.7 feet on the easterly line and 230.5 feet on the westerly line to a dead line measuring 106.2 feet thereon.

Being the same property conveyed to Virginia Elizabeth Primm by Deed from VIRGIL GENE SMITH AND WIFE, of record in Deed Book 5317, Page 522, Register's Office for **DAVIDSON** County, Tennessee, the said Virginia Elizabeth Primm having since died and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, in will book 200, page 96, the property was devised to Mary Virginia Keathley and Betty P. Vick, the Grantors herein.

EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.
2. All matters set forth on the Plan of record in Book 2663, page 106 AND 107, Register's Office for Davidson County, Tennessee.

2043 03/25 0101 03CHECK 290.80



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

RECEIVED OF _____

FOR _____

BOOK 9989 PG 444

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	74000.00
CON TX	273.80
PRFEE	1.00
TDEED	16.00
ERR	CO
TDEED	16.00-
WDEED	16.00
TOTAL	290.80
CHECK	290.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2043

0163473
IDENTIF. # REFERENCE

96 MAR 25 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020079