This instrument was prepared from information supplied by Client.

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9990 PG 60

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 1,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF March 1996
NOTARY PUBLIC
My Commission expires: 9-18-96

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rita G. Keen (NAME)	SAME (NAME)	019-07-0
5306 Kentucky Avenue (ADDRESS)	(ADDRESS)	202.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Phillip W. Gyalog and wife, Ronda K. Gyalog

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Rita G. Keen, unmarried

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lots 1213 and 1215 of Block 185, Plan No. 1 West Nashville, and being more particulary described as follows:

SAID Lots front together 50 feet on the north side of Kentucky Avenue and extend between parallel lines 150 feet to an alley, and being city number 5312 Kentucky Avenue, Nashville, Tennessee.

BEING the same property conveyed to Phillip W. Gyalog and wife, Ronda K. Gyalog by deed from Joseph J. Gyalog and wife, Barbara M. Gyalog as of record in Book 7435, Page 553, Register's Office for Davidson County, Tennessee.

PICK-UP

96 MAR 25 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0163713

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 25th day of March, 1996.

Phillip Gyalog

Ronda Gyalog

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 9990 PG 61

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 Phillip J. Gyalog and wife, Ronda K. Gyalog, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 this 25th day of March, 1996.

My Commission expires:
9-18-99

Jimmy A. Duncan
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT: 2096 03/25 0101 03CHECK 12.70

STATE OF TENNESSEE }
County of }

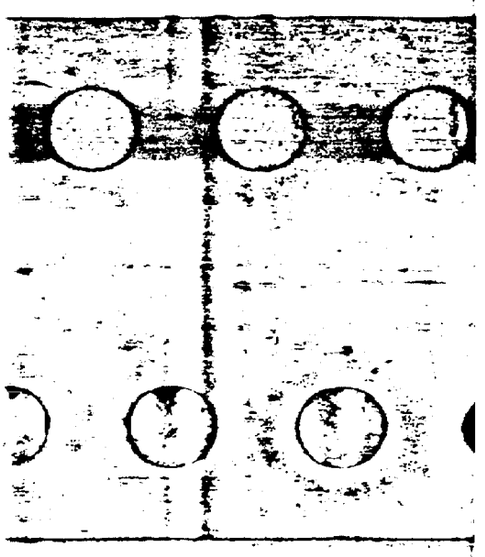
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

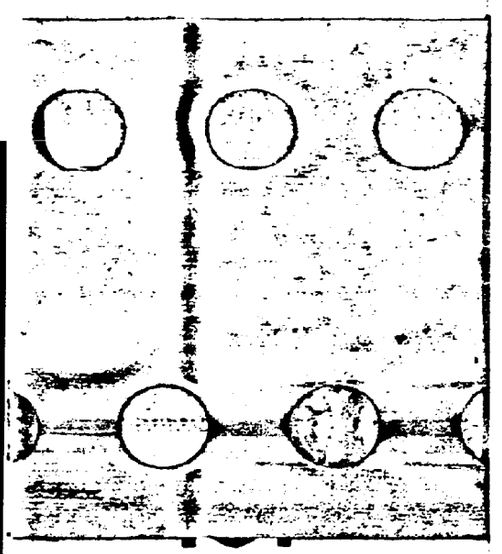
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9990 PG 62

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 1000.00
CON TX 3.70
PRFEE 1.00
WDEED 8.00
TOTAL 12.70
CHECK 12.70

03/25/96 01 15:41 0001 2286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163713
IDENTIF. # REFERENCE

96 MAR 25 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020322