BK 10000 PG 609

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David F. Keen (NAME)	North American Mortgage Company (NAME)	MAP 73-1
2021 Avalon Drive (ADDRESS)	12977 N. Forty Drive, Ste. 200 (ADDRESS)	PARCEL 154
Nashville, TN 37216 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (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, Ronald B. Merville and wife, Bobbye R. Merville

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David F. Keen and wife, Vickie L. Keen

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:

BEING Lot. No. 1 and the easterly 3 feet of Lot No. 2, on the Map of Virginia Manor, as of record in Book 1835, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Avalon Drive; said point being 3 feet west of the common corner of Lots 1 and 2 thence along the margin of said drive 52 feet to a concrete monument; thence continuing along said drive 18.12 feet to a concrete monument at the beginning of a curve; thence around said curve a distance of 31.42 feet to a concrete monument in the westerly maring of Milton Drive to a point; thence in a northerly direction along the westerly margin of Milton Drive 155.4 feet to a concrete monument; thence north 59 degrees 29' west 16.8 feet to a concrete monument; thence in a westerly direction along the back line of lots 1 and 2, 109.36 feet to a point; thence in a southeasterly direction 166 feet, more or less, to the point of beginning.

BEING the same property conveyed to Ronald B. Merville and wife, Bobbye R. Merville by deed from Lonnie L. Brooks and wife, Gloria M. Brooks, of record in Book 2750, Page 377, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2021 Avalon Drive, Nashville, TN 37216
(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 29th day of March, 19 96

Ronald B. Merville

Ronald B. Merville

Bobbye R. Merville

Bobbye R. Merville

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 Ronald B. Merville and wife, Bobbye R. Merville

the bargainor S 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 Nashville, Tennessee, this 29th day of March 1996.

Commission expires May 24, 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_____.

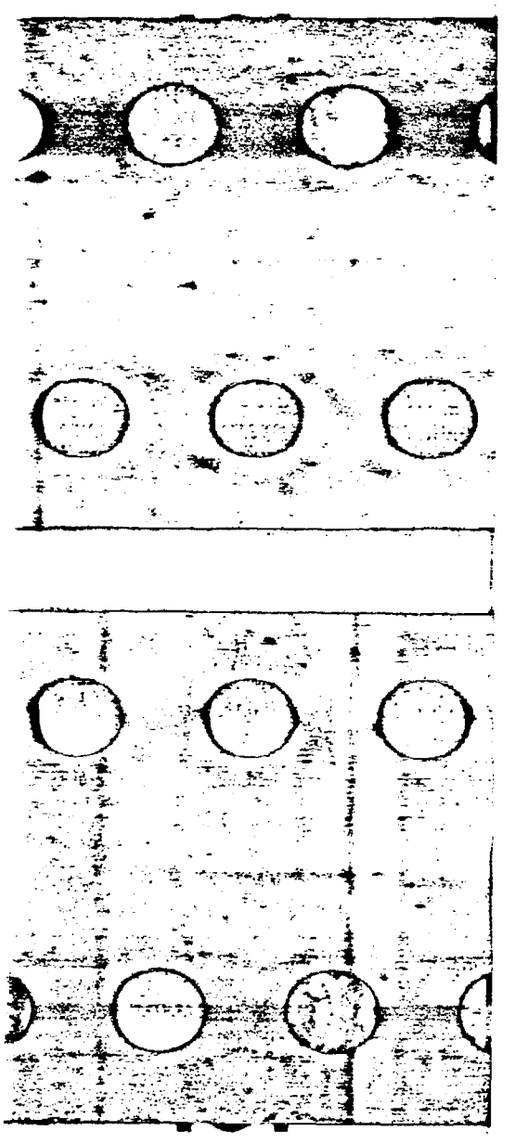
My commission expires _____

Notary Public

0166682
IDENTIF. & REFERENCE

96 APR -2 PM 2:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5465 04/02 0101 03CHECK 325.35



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

RECEIVED OF _____

FOR _____

BOOK 10000 PG 611

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 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 8.00
TOTAL 325.35
CHECK 325.35

04/02/96 01 14:50 0001 5465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166682
IDENTIF. & REFERENCE

96 APR -2 PM 2:47
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023465