File Box 9-B

WARRANTY DEED

First Title and Escrow Company, *THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10057 PG 386

#13899

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JUDITH K. CRAIG	NEW OWNER	103=15=A
(NAME)	(NAME)	
124 Postwood Place		24.00CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		8DA60184
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUDITH K. CRAIG, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 24 on the Plan of (Revised) Postwood, as of record in Plat Book 5200, page 104, amended in Book 6638, page 556, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Garey M. Keltner and wife, Elizabeth M. Keltner by deed from James L. Nunnelee and wife, Terri N. Nunnelee of record in Book 8744, page 981, said Register's Office.

This conveyance is made subject to (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5116, page 225, amended in Book 5635, page 706, corrected in Book 5794, page 68, and amended in Book 5910, page 322, and in Book 8240, age 746; (3) Charter of record in Book 5116, page 220; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 104, amended in Book 6638, page 556, and Book 5362, page 13 said Register's Office.

0184045
IDENTIF. ↑ REFERENCE

96 MAY 22 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 124 Postwood Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of May, 19 96

Garey M Keltner
GAREY M. KELTNER

Elizabeth M Keltner
ELIZABETH M. KELTNER

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10057 PG 387

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of May, 19 96.

My commission expires 5/23/98 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

4119 05/22 0101 03CHECK 1044.63

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00

Judith K. Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 19 96.

MY COMMISSION EXPIRES: 5/23/98 (AFFIX SEAL)

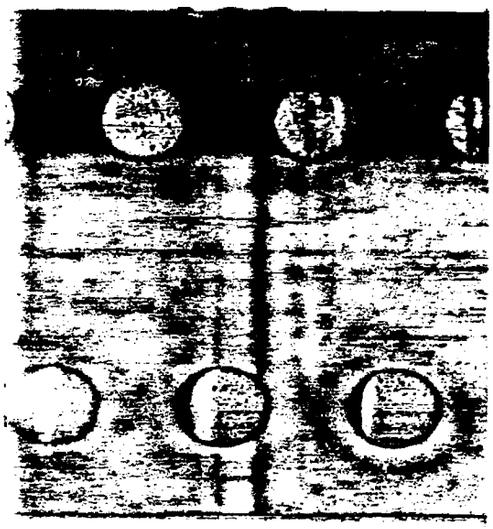
Notary Public

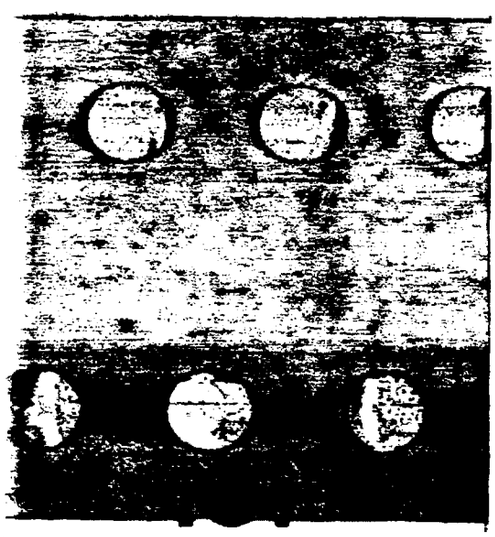
WARRANTY DEED

FROM
GAREY M. KELTNER AND WIFE,
ELIZABETH M. KELTNER

TO
JUDITH K. CRAIG

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10057 PG 388

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	
				279900.00
			CON TX	1035.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1044.63
			CHECK	1044.63
05/22/96	01		10:20 0001	4119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184045
IDENTIF. # REFERENCE

96 MAY 22 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042058