0193980

IDENTIFICATION REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217-
(615) 361-6679

File Box 24

'96 JUN 18 AM 11:14

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10090 PG 110

ADDRESS NEW OWNER:
Christopher A. Keen
1008 North View Drive
Hendersonville, TN 37075

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-15
PARCEL 283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clifford M. Proctor, a widower hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Christopher A. Keen, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 47 and the southerly 4 feet of Lot No. 46, on the Plan of Sharpe and Horn's Second Addition, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 47 and part of Lot No. 46 front together 54 feet on the westerly side of Joseph Avenue and extend back between parallel lines 145 feet to an alley.

Being the same property conveyed to Clifford M. Proctor and wife, Sarah Frances Gregory Proctor, by deed from Arch Allen Gregory and wife, Frances Gregory of record in Book 4902, Page 187, Register's Office for Davidson County, Tennessee. The said Sarah Frances Gregory Proctor having since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 53, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

James L. Proctor executed this instrument on behalf of Clifford M. Proctor pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 1212 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Christopher A. Keen, his heirs and assigns, forever; and I, Clifford M. Proctor, a widower do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 17th day of June, 2006.

Clifford M. Proctor by James L. Proctor, Attorney-in-Fact

Clifford M. Proctor by James L. Proctor,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me James L. Proctor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact 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 the 17th day of June, 1996.

Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,500.00.

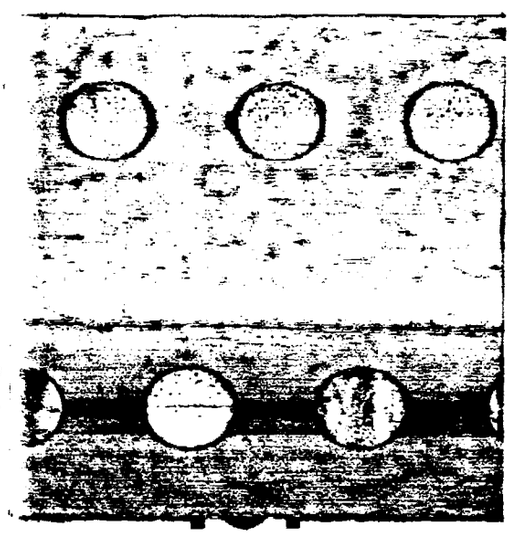
AFFIANT

Subscribed and sworn to before me this 17th day of June, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

4859 06/18 0101 03CHECK 132.95





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

RECEIVED OF _____

FOR _____

BOOK 10090 PG 112

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 33500.00
				CON TX 123.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 132.95
				CHECK 132.95
			06/18/96 01	11:16 0001 4859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193980
IDENTIF. & REFERENCE

96 JUN 18 AM 11:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1052660