File 13853
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BK/PG 10094/300

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GAREY M. KELTNER (NAME)	NEW OWNER (NAME)	Map 115-12
6133 Bresslyn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 79
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 8DZ70140

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, KENNETH L. TAYLOR AND WIFE, MARGARET G. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAREY M. KELTNER, 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. 43 on the Plan of West Meade Farms, Inc., Section "C", as of record in Plat Book 1835, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth L. Taylor and wife, Margaret G. Taylor by deed from Rose E. Wheeler of record in Book 5124, page 178, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 6273, page 823; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 44, said Register's Office.

96 JUN 21 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0195248
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX property, known as 6133 Bresslyn Drive, 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 18th day of June, 19 96.

Kenneth L. Taylor by John O'Neal Clayton, Jr., Attorney-In-Fact — Margaret G. Taylor

KENNETH L. TAYLOR — MARGARET G. TAYLOR

BY: John O'Neal Clayton, Jr., Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith

BOOK 10094 PG 301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET G. TAYLOR with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of June, 19 96.

My commission expires July 26, 1999 Notary Public Kathleen Taylor Key

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John O'Neal Clayton, Jr., with whom I am personally acquainted, 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 for the said Kenneth L. Taylor and is authorized by the said Kenneth L. Taylor to execute this instrument on his behalf.

Witness my hand, at Office, this 18th day of June, 1996.

Kathleen Taylor Key
Notary Public

My Commission Expires: July 26, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,500.00

Garey M Keltner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 96.

MY COMMISSION EXPIRES: July 26, 1999 (AFFIX SEAL) Kathleen Taylor Key
Notary Public

WARRANTY DEED

FROM

KENNETH L. TAYLOR AND WIFE, MARGARET G. TAYLOR

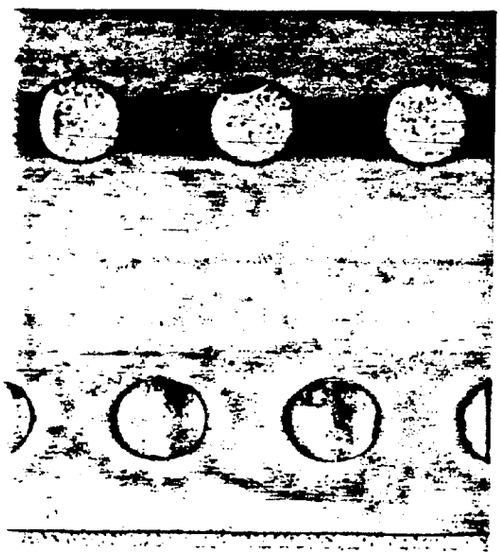
TO

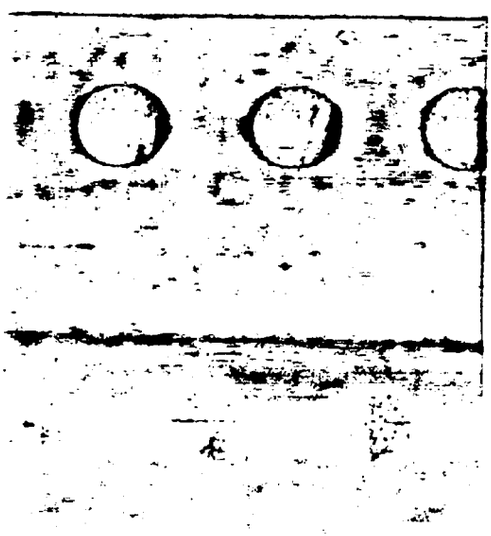
GAREY M. KELTNER

6210 06/21 0101 03CHECK 488.15

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 10094 PG 302

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 129500.00
				CON TX 479.15
				PRFEE 1.00
				MDEED 8.00
				TOTAL 488.15
				CHECK 488.15
06/21/96	01			10:30 0001 6210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195248 IDENTIF. # REFERENCE

96 JUN 21 AM 10:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1053997