WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Jo David Keith
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 96

Karen A Brantzen
Notary Public

MY COMMISSION EXPIRES: Nov 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo David Keith	First Republic Mortgage Corp.	MAP 173-4A
(NAME)	(NAME)	
168 Brian Circle	3310 West End Avenue, Suite 480	PARCEL 27 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37203	
(CITY) (STATE) (ZIP)	(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, Sandra Lee Dean Zanville and wife, Richard Zanville

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo David Keith and wife, Melissa T. Keith

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Oak Highlands, Phase One, of record in Plast Book 6900, pages 432, 433, 434, and 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Lee Dean, unmarried, by deed from Randy C. Caldwell and wife, Janice M. Vensko Caldwell, of record in Book 9379, page 499, said Register's Office. The said Sandra Lee Dean has since married and is now known as Sandra Lee Dean Zanville. Her husband, Richard Zanville, joins in executing this deed to convey any marital rights he may have in subject property.

This conveyance is subject to any and all easements and restrictions of record.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN
96 JUN 24 AM 9:37
IDENTIF. & REFERENCE
01 95673

unimproved ( )
This is improved (X) property, known as 168 Brian Circle, Antioch, Tennessee 37013
(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 21st day of June 19 96

Sandra Lee Dean Zanville

Richard Zanville

BOOK 10095 PG 663

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 Sandra Lee Dean Zanville and wife, Richard Zanville

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 21st day of June, 19 96

Commission expires My Commission Expires NOV. 27, 1999

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 _____.

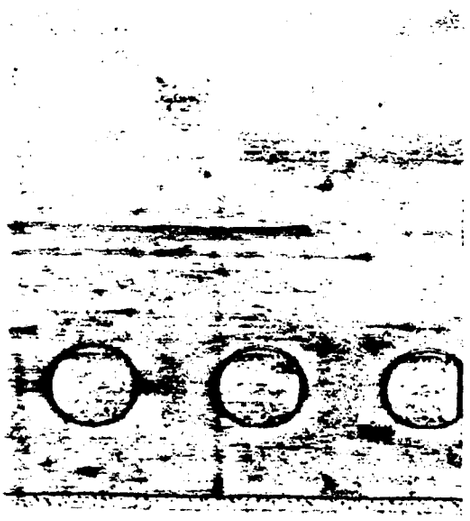
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5667 06/24 0101 03CHECK 471.13

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



RECEIVED OF _____

FOR _____

BOOK 10095 PG 664

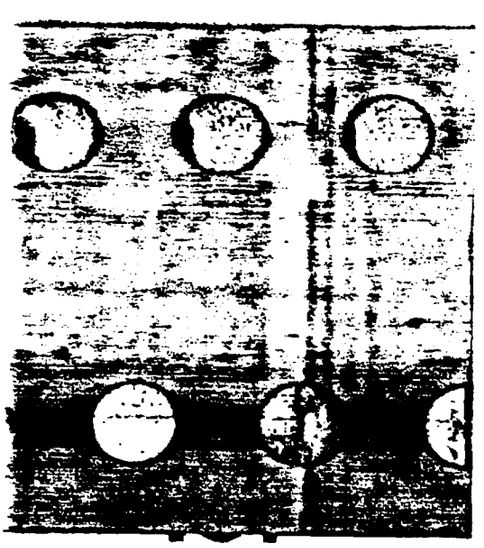
CO	CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	TRUST DEED			PRFEE	- PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 124900.00
CON TX 462.13
PRFEE 1.00
WDEED 8.00
TOTAL 471.13
CHECK 471.13

06/24/96 01 09:40 0001 6667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0195673
IDENTIF. ↑ REFERENCE

96 JUN 24 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054449