BOOK 10104 PG 272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 347,250.00

Lynn E. Keesecker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 96

Kenneth Thompson
Notary Public

MY COMMISSION EXPIRES: 11/27/99
(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
Lynn E. Keesecker (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 116-11
404 Lynwood Boulevard (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 103
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, Charles Simons and wife, Cathy Simons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn E. Keesecker and wife, Eleanor V. Keesecker

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, beihng Lot No. 97 on the Map of a Re-Subdivision of Part of Royal Oaks Land Company's Subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles Simons and wife, Cathy Simons, by deed from Anna S. Moench, a widow, of record in Book 8640, page 904, said Register's Office.

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

0198303

IDENTIFICATION REFERENCE

MAIL ENV.
96 JUL 1 AM 9:10
REGISTER
DAVIDSON CO. TN.

This is improved (X) unimproved ( ) property, known as 404 Lynwood Boulevard, Nashville, Tennessee 37205
(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 & seal this 28th day of June 19 96

Charles Simons

Cathy Simons

BOOK 10104 PG 273

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 Charles Simons and wife, Cathy Simons

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 28th day of June 19 96

Commission expires

Notary Public

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE
COUNTY OF

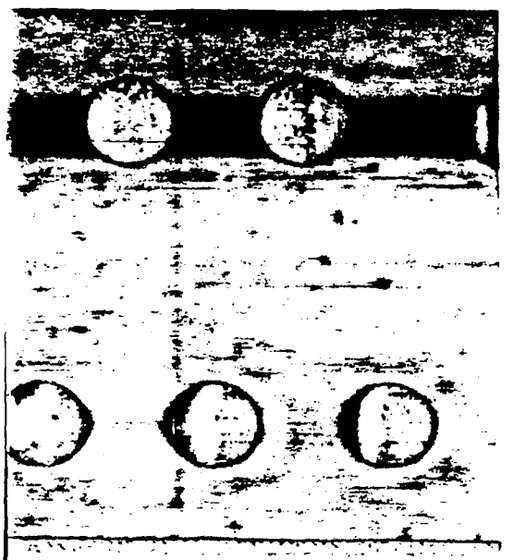
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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 .

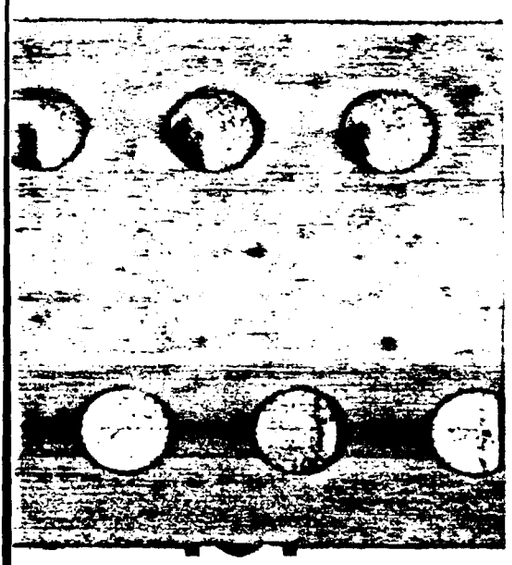
Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

95 07 02 101 DEED 1293.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 274

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
347250.00
CON TX 1284.83
PRFEE 1.00
WDEED 8.00
TOTAL 1293.83
CHECK 1293.83

07/01/96 01 09:17 0001 9501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198303
IDENTIF. & REFERENCE

96 JUL 1 AM 9:10

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1057244