File Box #24

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

BOOK 10145 PG 859

ADDRESS NEW OWNER:
Mary K. Keen
3344 Quail View Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Crestar Mortgage Corporation
5311-77 Center Drive, Suite 66
Charlotte, NC 28217

MAP AND PARCEL:
MAP 108-12B
PARCEL 163
3D92708

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph R. Woody and wife, Elizabeth W. Woody, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary K. Keen, unmarried , 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:

BEING Lot 157, Phase 1A, Section 6, Harborview, of record in Book 7900, Page 645, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joseph R. Woody and wife, Elizabeth A. Woody, by deed from Frank Batson Homes, Inc. of record in Book 9556, Page 326, Register's Office for Davidson County, Tennessee.

Elizabeth A. Woody and Elizabeth W. Woody is one in the same person.

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

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863 Book 8297, Page 380; By-Laws of record in Book 7471, Page 62, as amended in Book 8263, Page 540; and all made applicable in Book 9182, Page 786; Charter of record in Book 7522, Page 339, amended in Book 8263, Page 554; and Deed conveying common area of record in Book 8297, Page 376, and Book 9108, Page 73, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement and minimum building setback lines of record in Book 7900, Page 645, said Register's Office.

This conveyance is subject to a Storm Water Detention Agreement of record in Book 7390, Page 270, said Register's Office.

This is improved property known as 3344 Quail View Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary K. Keen, unmarried, their heirs and assigns, forever; and we, Joseph R. Woody and wife, Elizabeth

W. Woody 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10145 PG 860

Witness our hands this the 31st day of July, 1996.

Joseph R. Woody

Elizabeth W. Woody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph R. Woody and wife, Elizabeth W. Woody the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 157,000.00.

AFFIANT

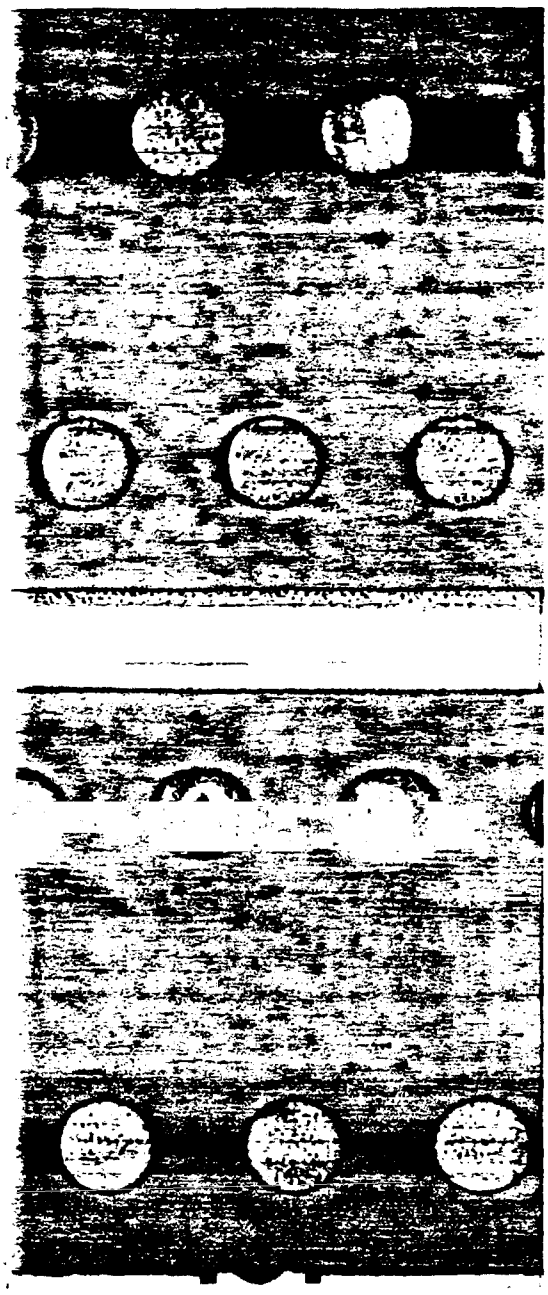
Subscribed and sworn to before me this 31st day of July, 1996.

NOTARY PUBLIC
My Commission Expires: 3-21-98

02111031
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 1:29
FELIX Z. RUSSELL REGISTER
DAVIDSON COUNTY, TN.

3254 08/05 0101 03CHECK 589.90



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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 861

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 157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
TOTAL 589.90
CHECK 589.90

08/05/96 01 13:34 0001 3254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0211031

96 AUG -5 PM 1:29

FELIX Z. WILSON, REGISTER
DAVIDSON CO. TN.

No. 1070825