This instrument prepared by:
Robert L. Perry, Jr., Atty.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Charles Keaton, et al.

TO:

Dannie Hodges
5912 Charlotte Pike
Nashville, TN 37209

BOOK 10169 PG 496

MAP: 91-13-127

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND AND NO/100 DOLLARS ($12,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, we, George Gilmer Keaton, Charles Keaton, Ray Keaton, Ruth Keaton Watts, Margaret Keaton Harrell, and Gertrude Keaton Abbot, Grantors herein; have bargained and sold and by these presents do convey unto Brenda S. Williams, Grantee herein, her heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No. 2 as shown on the final plan of Stevenson Summit Subdivision of record at Map Book 332, page 1273, Register's Office of Davidson County, Tennessee, to which record reference is here made and adopted for a more complete description thereof.

BEING part of the same property conveyed to George L. Keaton and wife, Gertrude E. Keaton, by deeds of record in Book 2204, page 54, and Book 2748, page 377, Register's Office for Davidson County, Tennessee.

The said George L. Keaton died September 3, 1963, leaving title to said property vested in Gertrude E. Keaton as surviving tenant by the entirety. Gertrude E. Keaton died in 1995 leaving a Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, in the matter of Gertrude E. Keaton Deceased, Case No. 95P1814, in which said real property was devised unto George Gilmer Keaton, Charles Keaton, Ray Keaton, Ruth Keaton Watts, Margaret Keaton Harrell, and Gertrude Keaton Abbot.

The above described property is subject to the restrictions contained in Book 2204, page 54, Book 1632, page 290, and Book 1644, page 518, Register's Office of Davidson County, Tennessee, and subject to the easements, setback lines and other matters as shown on the plan of Stevenson Summit Subdivision of record at Map Book 332, page 1273, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 17th day of August, 1996.

George Keaton
GEORGE GILMER KEATON

Charles Keaton
CHARLES KEATON

Ray Keaton
RAY KEATON

Ruth Keaton Watts
RUTH KEATON WATTS

Margaret Keaton Harrell
MARGARET KEATON HARRELL

Gertrude Keaton Abbott
GERTRUDE KEATON ABBOT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, GEORGE GILMER KEATON, the within named bargainor, 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. WITNESS my hand, at office this the 17th day of August, 1996.

Kathy Shelby
NOTARY PUBLIC

My Commission Expires: 11/16/98

KATHY SHELBY NOTARY PUBLIC STATE OF TENNESSEE

96 AUG 28 AM 8:25
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
021764

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CHARLES KEATON, the within named bargainor, 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. WITNESS my hand, at office this the 17th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 8/26/96

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RAY KEATON, the within named bargainor, 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. WITNESS my hand, at office this the 17th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 8/26/96

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RUTH KEATON WATTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 17th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 8/26/96

BOOK 10169 PG 409

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARGARET KEATON HARRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 17th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 8/26/96

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, GERTRUDE KEATON ABBOT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 25th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 22, 1997

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

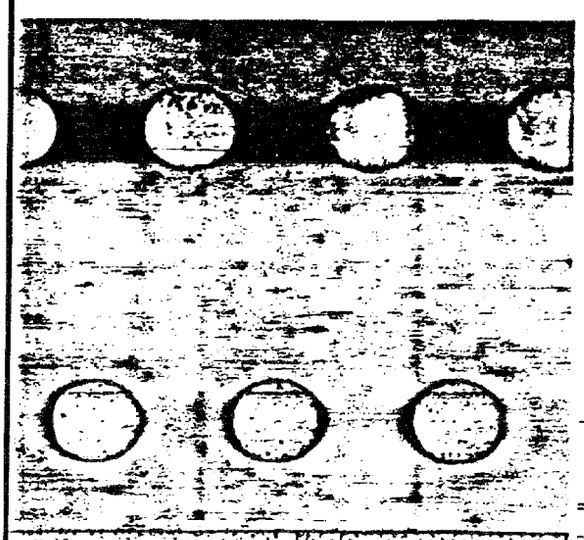
Dannie Hodges

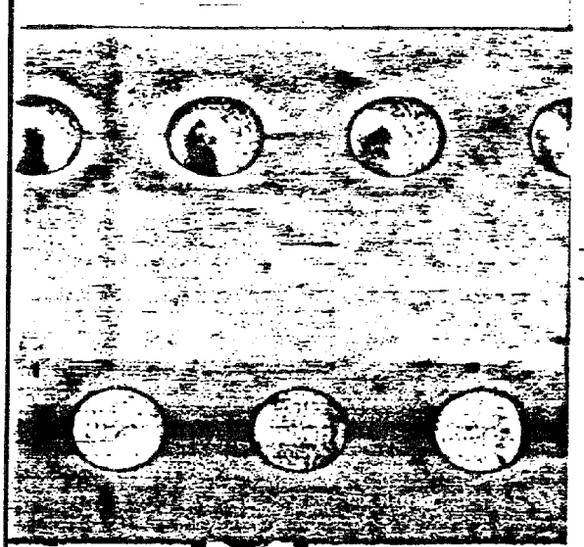
SWORN to and subscribed before me this the 26th day of August, 1996.

NOTARY PUBLIC

My Commission Expires: 12/16/96

96/08/28 0101 03CHECK 51.40





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

RECEIVED OF _____

FOR _____

BOOK 10169 PG 410

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 16.00
TOTAL 61.40
CHECK 61.40

08/28/96 01 08:28 0001 1536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02218764
IDENTIF. ↑ REFERENCE

96 AUG 28 AM 8:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024072