THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10213 PG 871
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 58,918.63

Karen Hoff
Affiant

Subscribed and sworn to before me, this 26th day of September 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KAREN HOFF 1711 Forrest Avenue Nashville, Tennessee 37206	SAME	MAP 83-10 PARCEL 260

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY EIGHT THOUSAND NINE HUNDRED EIGHTEEN AND 63/100---------- ($ 58,918.63) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , ROBBIE KEELER, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto KAREN HOFF, MARRIED

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly one-half of Lot No. 84 on the Map of Lockeland, Chadwell Home Place as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 84 fronts 50.0 feet on the northerly side of Forrest Avenue and extends back between parallel lines 325.0 feet, more or less, to a dead line.

BEING the same property conveyed to Robbie Keeler, unmarried, by deed from Wanda Morton Wigand, unmarried, of record in Book 9841, page 708, Register's Office for Davidson County, Tennessee.

This is improved property known as 1711 Forrest Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lockeland, Chadwell Home Place of record in Book 57 , page 135 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 26th day of September, 19 96.

Bobbie Keeler

ROBBIE KEELER

BOOK 10213 PG 872

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 ROBBIE KEELER, UNMARRIED, the 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 and official seal this 26th day of September, 19 96.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0232432

IDENTIFICATION REFERENCE

96 OCT -3 AM 10:07

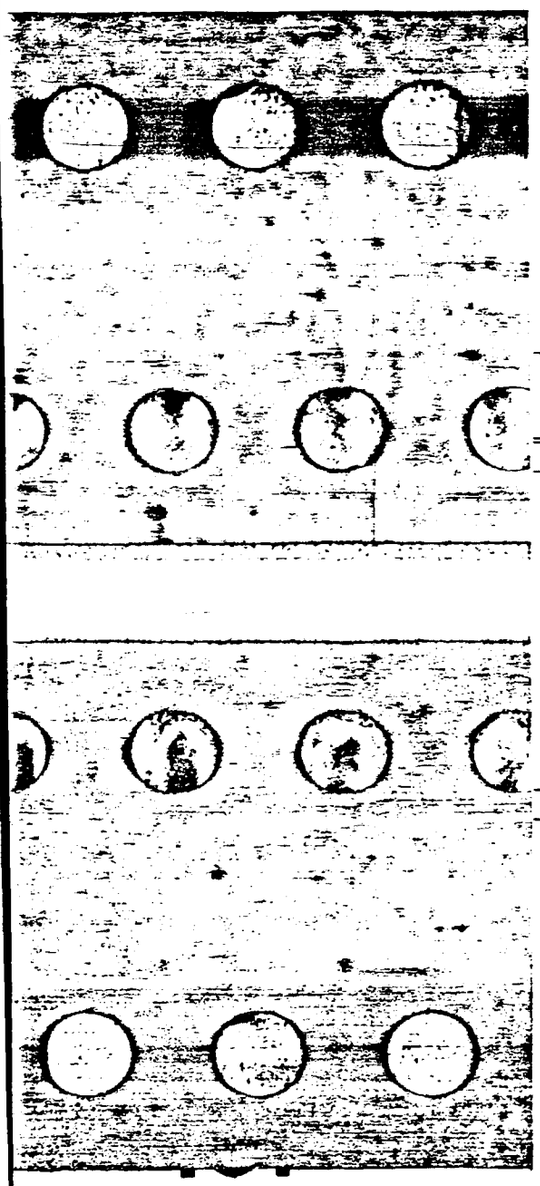
PAM D. WILSON, REGISTER
DAVIDSON COUNTY, TN.

96 10/03 2:01 03CHECK 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10213 PG 873

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 58918.63
				CON TX 218.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 227.00
				CHECK 227.00
			10/03/96 01	10:10 0001 6079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232432
IDENTIFICATION REFERENCE

96 OCT -3 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073154

No. [redacted]