BK 10248 PG 107

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE #96-10-35-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Rebecca Daniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 1996

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBECCA DANIEL	"NEW OWNER"	MAP 041-15
(NAME)	(NAME)	
3905 Sussex Drive		PARCEL 014
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		FB # 12D-39945
(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, GRACE COOK KEITH, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBECCA DANIEL, 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:

LAND in Davidson County, Tennessee, being Lot No. 316 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John E. Keith and wife, Grace Cook Keith, by Deed from Gaines and Gregory Construction Company, Inc., a Tennessee Corporation, of record in Book 2798, Page 143, Register's Office for Davidson County, Tennessee. The said John E. Keith having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS instrument is being executed in behalf of GRACE COOK KEITH, pursuant to a Power of Attorney executed by same on the 10248 day of pg 105, 1996, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 3905 Sussex Drive, Nashville, TN 37207
(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 my hand this 31st day of October 1996

GRACE COOK KEITH Grace Cook Keith
By: Doug Brown
Doug Brown, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of October, 1996, before me personally appeared DOUG BROWN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of GRACE COOK KEITH, and acknowledged that he executed the same as the free act and deed of the said GRACE COOK KEITH.

My Commission Expires: 7/24/99

Notary Public

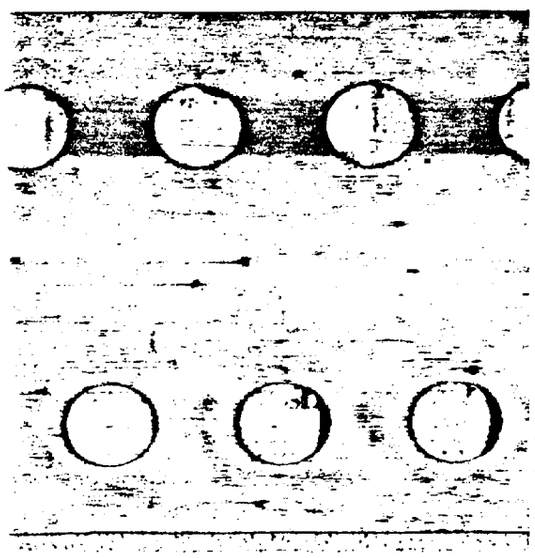
SCOTT D. KESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

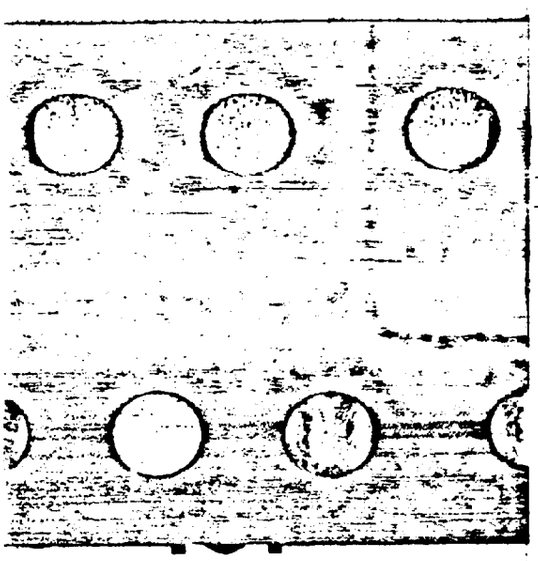
0243120
IDENTIF. & REFERENCE

96 NOV -4 PM 12:32
FELIX A. ALSOBROOK REGISTER
DAVIDSON COUNTY, TN.

7569 11/04 0101 03CHECK 371.60

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10248 PG 109

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 98000.00
				CON TX 362.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 371.60
				CHECK 371.60
11/04/96	01			12:34 0001 7569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV -4 PM 2:32
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0243120

No. 1084501