BOOK 10383 PG 667

THIS INSTRUMENT PREPARED BY:
Liberty Escrow, Inc.
417 Welshwood Drive, Suite 108
Nashville, TN 37211

ADDRESS NEW OWNER AS:

Mr. and Mrs. Keith B. Crowe

3510 Richland Avenue

Nashville, TN 37205

SEND TAX BILLS TO:

Same

Map & Parcel: 104-05-399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, W. Steven Keith and Suzanne Keith have this day bargained and sold and do hereby sell, transfer and convey unto Keith B. Crowe and wife, Donna J. Crowe the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No.99 of Block No. 4 on the Plan of Richland Realty Company's First Subdivision, Division "A". A plan of said property is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, showing the same divided into blocks, but not showing the subdivision of blocks into small lots, according to a survey made by W. B. Southgate, Surveyor, March 28, 1924, said Lot No. 99 is described as follows:

BEGINNING on the northerly margin of Richland Avenue at a point 554.5 feet east of Bowling Street, said point being the common corner of Lots Nos. 99 and 101; thence with the line between said two lots, northwardly 154 feet to the southerly margin of an alley; thence with said alley eastwardly 51 feet to the corner of Lots Nos. 97 and 99; thence with the line between said two lots, southwardly 145 feet to the northerly margin of Richland Avenue; thence with said Avenue, westwardly 52 feet to the beginning.

BEING the same property conveyed to W. Steven Keith and wife, Suzanne Keith by deed of record in Book 5203, page 29, said Register's Office.

0284198

IDENTIFICATION REFERENCE

97 MAR 18 PM 1:33

REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that we have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all persons, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS on the date contained in the notary acknowledgement below.

X _____
W. Steven Keith

X _____
Suzanne Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

8387 03/18 0101 03CHECK 1137.50

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. Steven Keith, Suzanne Keith, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1997.

My Commission Expires:
6-13-98

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 305,000.00.

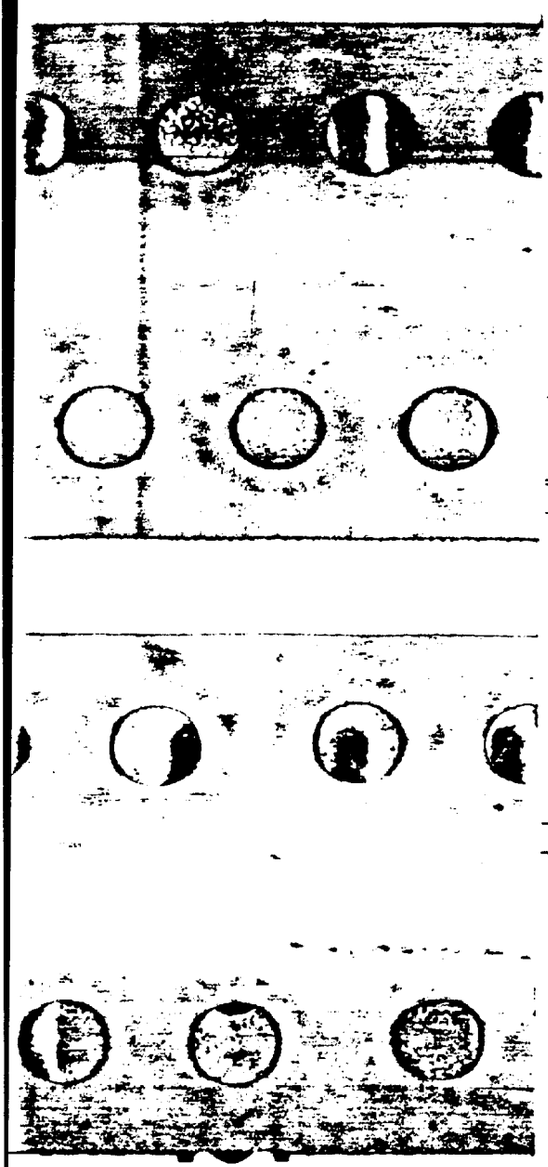
_____
Affiant

Sworn to and subscribed to before me this 3rd day of March, 1997.

My Commission Expires:
6-13-98

_____
Notary Public

My Commission Expires 6-13-98



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

RECEIVED OF _____

FOR _____

BOOK 10383 PG 669

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
305000.00
CON TX 1128.50
PRFEE 1.00
WDEED 8.00
TOTAL 1137.50
CHECK 1137.50

03/18/97 01 13:36 0001 8387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284198
IDENTIF. & REFERENCE

97 MAR 18 PM 1:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128731