Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1034

WARRANTY DEED

BK/PG 10439:254

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Thomas Keffer,** and wife **Susan H. Keffer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Schoenfeld, and Elizabeth T. Schoenfeld**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being the northerly 55 feet of Lot No. 35 on the Map of Bransford Realty Co's Subdivision of Lots Nos. 8, 10, 11, 12, and part of 9 in Block E. Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block F, Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 in Block G in Whitland Realty Co's Subdivision, of record Book 547, Page 53, Register's Office for said County.

Said part of Lot No. 35 fronts 55 feet on the west side of Leonard Avenue (now a 50 foot street, but formerly a 70 foot street), and extends back in a westerly direction between parallel lines 210 feet to a dead line.

Being the same property conveyed to James Thomas Keffer by deed of record in Book 9025, Page 660, Register's Office for said County. Susan H. Keffer, spouse of James Thomas Keffer joins in the execution of this document to convey and marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

97 MAY -2 PM 12:31
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
013006 02

This is improved property, known as: 229 Leonard Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 1997

James Thomas Keffer

Susan H. Keffer

James Thomas Keffer

Susan H. Keffer

BOOK 10433 PAGE 255

State of Tennessee)
County of Davidson)

On this the 30th day of April, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **James Thomas Keffer and Susan H. Keffer**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$325,000.00**.

Affiant

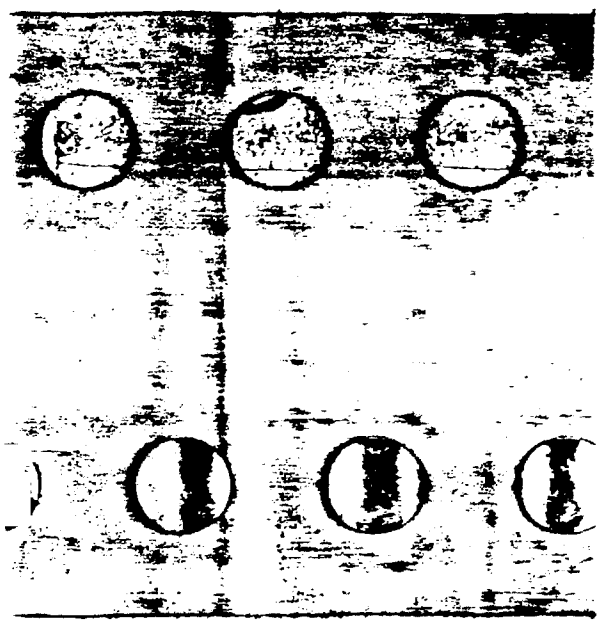
Sworn and subscribed before me on this the 30th day of April, 1997.

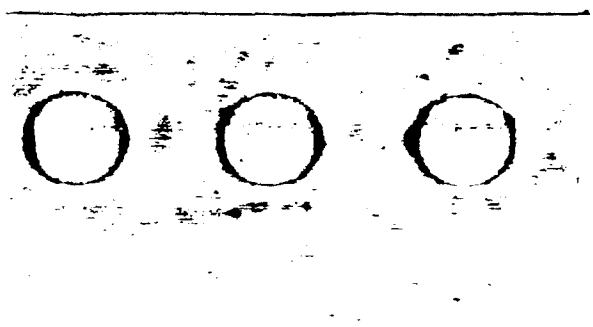
Notary Public

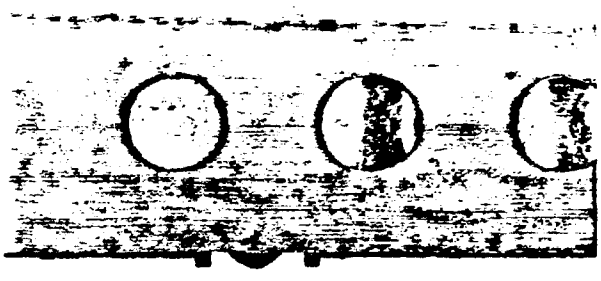
My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael J. Schoenfeld 229 Leonard Avenue Nashville, TN 37205	SAME	104-13-67

05/02 0101 03CHECK 1211







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10439 PG 256

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 325000.00

CON TX 1202.50

PRFEE 1.00

WDEED 8.00

TOTAL 1211.50

CHECK 1211.50

05/02/97 01 10:36 0001 6306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300602

IDENTIF. ↑ REFERENCE

97 MAY -2 AM 10: 31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1146385