WARRANTY DEED

Mail

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $98,500.00.

Gerald D Keogh II
Affiant

Sworn to and subscribed before me on this the 28th day of May, 1997.

Charles P Cron
NOTARY PUBLIC
My Commission Expires: 4-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
GERALD D. KEOGH, II and wife,
KATHY KEOGH
261 Fairway Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 95-7-16.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, **WE, DONNIE L. BAILEY and wife, MARGARET D. BAILEY,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **GERALD D. KEOGH, II and wife, KATHY KEOGH,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 92 on the Map of Merry Oaks of record in Book 1835, pages 67 & 68, Register's Office for said County, as described below:
>
> Said Lot No. 92 fronts 90.5 feet on the south side of Fairway Drive, and runs back between lines, 153 feet on the easterly line, and 239.8 feet on the westerly line, to a dead line, measuring 212.6 feet thereon.
>
> Being the same property conveyed to Donnie L. Bailey and wife, Margaret D. Bailey, by deed from Margaret F. Hull, a widow, of record in Book 8035, page 838, Register's Office for Davidson County, Tennessee.

This is improved property known as 261 Fairway Drive, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, except as follows:

1) 1997 Davidson taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 416, page 145, Book 1846, page 109, Book 1855, page 377, and Book 1876, page 264, Register's Office for Davidson County, Tennessee.

And GRANTORS 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.

WITNESS our hands this the 28th day of May, 1997.

DONNIE L. BAILEY

MARGARET D. BAILEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DONNIE L. BAILEY and MARGARET D. BAILEY, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 28th day of May, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 27, 1999

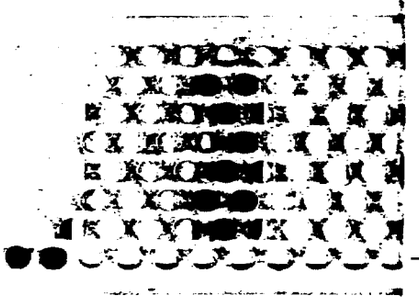
7920 06/03 0101 03CHECK 373.45

0311165

IDENTIF. ↑ REFERENCE

97 JUN -3 AM 9:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10476 PG 337

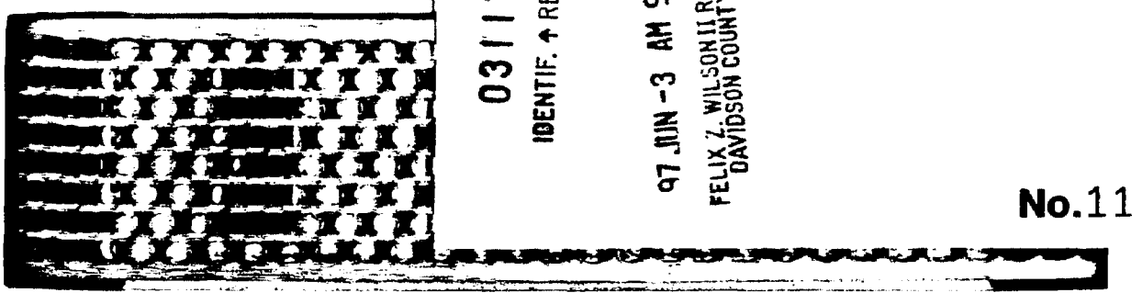
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 98500.00
CON TX 364.45
PRFEE 1.00
WDEED 8.00
TOTAL 373.45
CHECK 373.45

06/03/97 01 09:17 0001 7920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111165
IDENTIF. ↑ REFERENCE

97 JUN -3 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157856