BOOK 10510 PG 222

Box 40-B

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June, 1997

Linda W. Midgett
NOTARY PUBLIC

My Commission expires: 1-24-98

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, TN 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bennett P. Keister (NAME)	Bennett P. Keister (NAME)	Map 83-10
1808 Forrest Avenue (ADDRESS)	1808 Forrest Avenue (ADDRESS)	Parcel 285
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	23W-07640

Warranty Deed

For and in Consideration of the sum of $ 64,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOSEPH T. BOTZ, a single person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

BENNETT P. KEISTER, a single person

hereinafter called the **GRANTEES**, their 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 Lot No. 67 and the westerly 42 feet of Lot No. 66 of Chadwell Home Place, Plan of Lockeland, East Nashville, of record in Plat Book 57, page 135, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 92 feet on the south margin of Forrest Avenue, formerly Morrow Street, and run back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Joseph T. Botz by deed from Marcus Wright Harton, III and Susan P. Harton of record in Book 6486, page 149, said Register's Office.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

8878 06/30 0101 03CHECK 247.65

This is unimproved ( ) improved (X) property, known as 1808 Forrest Avenue, Nashville, TN. 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 27th day of June, 1997.

Joseph T. Botz

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10510 PG 223

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph T. Botz, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of June, 19 97.

My Commission expires:
1-24-98

Linda W. Midgette
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

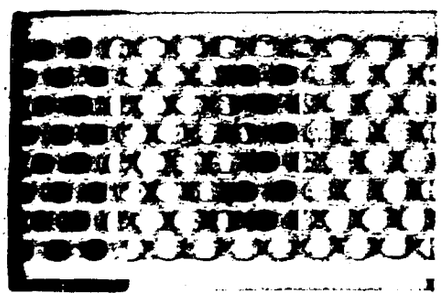
My Commission expires:

_____
Notary Public

97 JUN 30 PM 1:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0321163



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

RECEIVED OF _____

FOR _____

BOOK 10510 PG 224

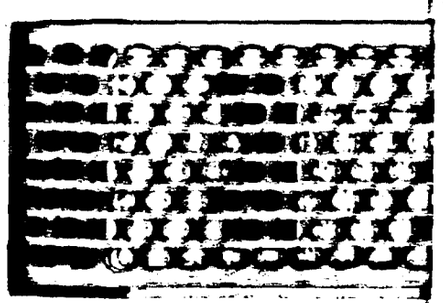
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64500.00
CON TX 238.65
PRFEE 1.00
MDEED 8.00
TOTAL 247.65
CHECK 247.65

06/30/97 01 13:11 0001 8878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0321163
IDENTIF. # REFERENCE

97 JUN 30 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168474