BOOK 10517 PG 863

File Box 51-A

This instrument prepared by: Thomas E. Watts, Jr., Attorney at Law
201 Fourth Avenue North #1260, Nashville, TN 37219

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel
Garey M. Keltner Elizabeth M. Keltner 219 Wilsonia Drive Nashville, TN 37205	Same	103-14-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, SANDRA B. FINK and PAMELA B. HAWES, as the duly appointed Co-Executrices and sole Legatees under the Will of Nannette T. Bain, Deceased ("Grantor", whether singly or collectively), have this day bargained and sold and do hereby transfer and convey unto GAREY M. KELTNER and wife, ELIZABETH M. KELTNER ("Grantee", whether singly or collectively), his successors and assigns, certain real estate being situated in Davidson County, Tennessee, and being more particularly described as follows:

> Being Lot No. 31 on the Proposed Plan of Hillwood Estates, Section 4, not of record, described as follows: BEGINNING on the southerly margin of Wilsonia Drive 200 feet west from the northwest corner of the property conveyed to James C. Terry and wife, by deed from H. G. Hill Realty Company, of record in Book 2030, page 387, Register's Office for said County, being the corner of Lots Nos. 30 and 31; thence with the line between said two lots southwardly 300 feet; thence westwardly 200 feet; thence northwardly 300 feet to the southerly margin of Wilsonia Drive; thence with same eastwardly 200 feet to the beginning.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Elizabeth M Keltner
AFFIANT

Subscribed and sworn to before me, on July 2, 1997.

Herman A. Ruben
NOTARY PUBLIC

My Commission expires: 7/24/99.

Being the same property conveyed to Hamilton F. Bain and wife, Nannette T. Bain (Nannette T. Bain having been incorrectly described in said deed as Nannette L. Bain) by Warranty Deed from H.G. Hill Realty Company, of record in Book 2038, page 487, Register's Office for Davidson County, Tennessee; the said Hamilton F. Bain having predeceased the said Nannette T. Bain, and the said Nannette T. Bain having died on March 10, 1997, and her Will having been duly probated, and being of record in the Office of the Clerk of the Probate Court for Davidson County, Tennessee, and Grantor having duly qualified as Co-Executrices of said Estate.

TO HAVE AND TO HOLD said real estate, with the improvements, appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs, successors and assigns forever.

Grantor does hereby covenant that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, easements and covenants of record, and as otherwise indicated herein.

Grantor does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said real estate to the said Grantee, his successors and assigns, against the lawful claims of all persons.

Wherever used in this Deed, the masculine shall include the feminine and neuter, and the singular shall include the plural.

This is improved property, commonly known as 219 Wilsonia Drive, Nashville, Davidson County, Tennessee.

WITNESS our hands at Nashville, Davidson County, Tennessee, this 5th day of June, 1997.

Sandra B. Fink

SANDRA B. FINK, as Co-Executrix and Legatee under the Will of Nannette T. Bain

Pamela B. Hawes

PAMELA B. HAWES, as Co-Executrix and Legatee under the Will of Nannette T. Bain

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before Thomas E. Watts, Jr., a Notary Public in and for said County and State, the within named **SANDRA B. FINK** one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this, the 5th day of JUNE, 1997.

NOTARY PUBLIC

My Commission expires: 5 / 30 / 99.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas E. Watts, Jr., a Notary Public in and for said County and State, the within named **PAMELA B. HAWES** one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this, the 5th day of JUNE, 1997.

NOTARY PUBLIC

My Commission expires: 5 / 30 / 99.

0322949

IDENTIFICATION REFERENCE

97 JUL -3 PM 1:51

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

0790 07/03 0101 03CHECK 10.00

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

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RECEIVED OF _____

FOR _____

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
267000.00
CON TX 987.90
PRFEE 1.00
WDEED 12.00
TOTAL 1000.90
CHECK 1000.90

07/03/97 01 13:52 0001 0790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 JUL -3 PM 1:5[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0322949

No. 1170561