Box 1

0324832

BOOK 10524 PG 593

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

97 JUL 10 PM 12:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:
Douglas Paul Depies and
wife, Mary Paula Gibson
211 Cumberland Circle
Nashville, TN 37214

SEND TAX BILL TO:
Mortgage Resources Inc.
404 BNA Drive #400
Nashville, TN 37217

MAP & PARCEL

Map 96-1
Parcel 122

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $104,500.00.

Jennifer Davenport
AFFIANT

Sworn to and subscribed before me this 7th day of July, 1997.

Lori Holloway
NOTARY PUBLIC

My Commission Expires: _____

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.
My Commission Expires Oct 9 1998

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **GEORGEAN M. KEYEES (formerly known as Georgean M. Greene)** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **DOUGLAS PAUL DEPIES AND WIFE, MARY PAULA GIBSON** 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 the southerly 35 feet front of Lot No. 62 and the northerly 50 feet front of Lot No. 61 on the Map of Bluefields, as of record in Book 843, page 16, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Cumberland Circle 35 feet north of the common corner of Lot Nos. 61 and 62, being the southwest corner of a part of Lot No. 62 conveyed to M.E. Groce by deed from Bransford Realty Company, of record in Book 794, page 51, said Register's Office; thence southerly along the easterly margin of Cumberland Circle 85 feet to a point, the northwest corner of a tract of land which was conveyed to Mrs. Thaxton E. Lane by deed from Bransford Realty Company, of record in book 794, page 57, said Register's Office, said point being 95 feet north of the common corner of Lots Nos. 60 and 61; thence easterly along the north line of Mrs. Thaxton E. Lane's Lot 410 feet more or less to a point in the west line of Lot No. 45 on said plan, said point being 100 feet north of the southeast corner of Lot No. 61; thence along the west line of Lot No. 45, northwesterly 100 feet to a point, the southeast corner of the property conveyed to M.E. Groce aforesaid; thence along Groce's southerly line westerly 350 feet more or less to the point of beginning.

Being the same property conveyed to Charles E. Keyees, Jr. an Unmarried Person and Georgean M. Greene, an Unmarried Person by deed from Douglas Lee Jones and wife Cynthia Carter Jones of record in Book 7591, page 870, Register's Office for Davidson County, Tennessee. By deed of record in Book 10482, page 317, said Register's Office, Charles E. Keyees, Jr. quitclaimed all of his interest to Georgean M. Keyees (formerly known as Georgean M. Greene).

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 96-1, Parcel 122.

2. All matters appearing on the Plan of record in Plat Book 843, page 16, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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.

This improved property is known as 211 Cumberland Circle, Nashville, Tennessee 37214.

WITNESS my hand this 5th day of July, 1997, in Toledo, OH.

Georgean M. Keyees
GEORGEAN M. KEYEES

STATE OF Ohio
COUNTY OF Lucas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georgean M. Keyees, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Toledo, Ohio, this 5th day of July, 1997.

STATE OF OHIO SEAL

Notary Public

My commission expires: DARRYL L. LYCOURT JR.
Notary Public, State of Ohio
My Commission Expires 5-16-2000

28210/10 0101 03CHECK 395.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10524 PG 595

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	
				104500.00
			CO# TX	386.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	395.65
			CHECK	395.65

07/10/97 01 12:02 0001 2831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0324832

IDENTIF. ↑ REFERENCE

97 JUL 10 PM 12:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1172581