FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Richard David Keel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 97

NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

BOOK 10629 PG 189

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Keel	New Owners	MAP 64-12-A
(NAME)	(NAME)	
144 Saddle Tree Drive		PARCEL 144
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William A. Vernich and wife, Carolyn A. Vernich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Richard D. Keel and wife, Margaret M. Keel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 144 in the Fox Run Condominiums Apartments, Section 1, as shown on Plan of record in Book 4860, Page 52, said Register's Office, to which plan reference is hereby made.

BEING the same property conveyed to William A. Vernich and wife, Carolyn A. Vernich by deed from Alice Marie Sanders Edwards and husband, Benjamin H. Edwards, III, of record in Book 5376, Page 16, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4860, Page 52, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 4956, Page 582, Book 6370, Page 817, Book 8510, Page 92, Book 4956, Page 590, book 5174, Page 609, Book 5548, Page 852, Book 8510, Page 100, Book 5896, Page 1 and Book 5564, Page 582 said Register's Office.

unimproved ( )
This is improved (X) property, known as 144 Saddle Tree Drive Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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, unless otherwise herein set out; and we 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. 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 hand s this 30th day of September 19 97

William A. Vernich
William A. Vernich

Carolyn A. Vernich
Carolyn A. Vernich

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10629 PG 190

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Vernich and wife, Carolyn A. Vernich

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1997.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

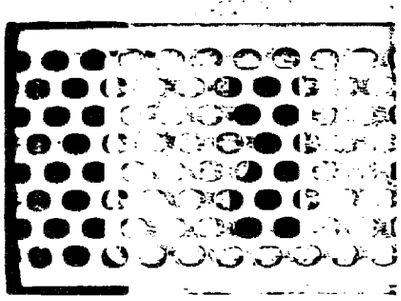
0354396

IDENTIFICATION REFERENCE

97 OCT -1 PM 2:52

FELIX A. LASSITER, REGISTER
DAVIDSON COUNTY, TN.

4925 10/01 0101 03CHECK 360-50



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

RECEIVED OF _____

FOR _____

BOOK 10629 PG 191

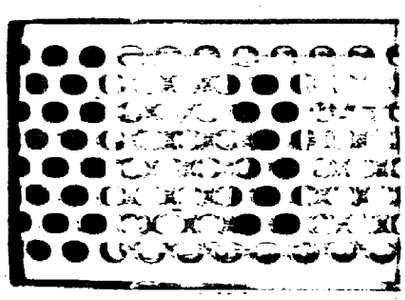
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

10/01/97 01 14:54 0001 4925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354396
IDENTIF. # REFERENCE

97 OCT -1 PM 2:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1204280