BOOK 10637 PG 807

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 167,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October 1997

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KEITH R. DURBIN 1400 Cedar Lane Nashville, Tennessee 37212	SUNTRUST BANK, N.A. P.O. Box 305110 Nashville, Tennessee 37230-5110	MAP 118-1 PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY SEVEN THOUSAND AND NO/100- ---------- ($ 167,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, ZACHARY THOMAS FARDON, unmarried RACHEL DOSSEOS ALLEN, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEITH R. DURBIN, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 116 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 116 fronts 70.0 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 181.0 feet on the westerly line and 185.3 feet on the easterly line to an alley and measures 69.9 feet thereon.

BEING the same property conveyed to Zachary Thomas Fardon and Rachel Dosseos Allen, as tenants in common with right of survivorship, by deed from Abby R. Rubenfeld, unmarried, of record in Book 10333, page 980, Register's Office for Davidson County, Tennessee.

97 OCT -7 AM 8:55 FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN.

0356510 IDENTIF. ↑ REFERENCE

/193 10/07 0101 03CHECK 626.90

This is improved property known as 1400 Cedar Lane, Nashville, Tennessee 37212

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

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his_____ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands _on this the _3rd_ day of _October_, 19 _97_.

ZACHARY THOMAS FARDON

RACHEL DOSSEOS ALLEN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _. Zachary Thomas Fardon and Rachel Dosseos Allen_____, 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 this ___3rd__ day of ___October____, 19 97___.

My Commission Expires: November 22, 1997

Notary Public

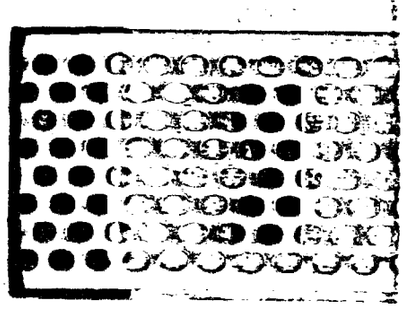
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public



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

RECEIVED OF _____

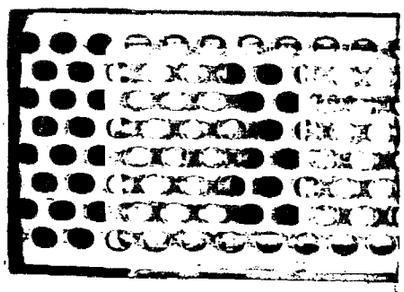
FOR _____

BOOK 10637 PG 609

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	
				167000.00
			CON TX	617.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	626.90
			CHECK	626.90
10/07/97	01		08:55 0001	7193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0356510
IDENTIF. ▲ REFERENCE

97 OCT -7 AM 8:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1206529