PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (fh) Title No: 39443
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard Michael Keshian 4422 Lealand Lane Nashville, Tennessee 37204	Chase Manhattan Mortgage Corporation P.O.Box 11740 Monroe, Louisiana 71211-1740

TAX MAP-PARCEL NUMBERS: 132-09-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jesse L. Tate and spouse, Carolyn H. Tate, and David T. Bailey and spouse, Katherine T. Bailey**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Richard Michael Keshian, unmarried,** hereinafter called the **Grantee**, Grantee's 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. 6 on the map of W. W. Wilkinson's Subdivision of Lots Nos. 32, 33A and 33B in Oak Hill Subdivision No. 1 as of record in Plan Book 843, Page 82, Register's Office of Davidson County, Tennessee.

SAID Lot No. 6 fronts 100 feet on the easterly side of road to Glendale Park, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Jesse L. Tate and spouse, Carolyn H. Tate, a one-half interest as tenants by the entireties, and David T. Bailey and spouse, Katherine T. Bailey, a one half interest as tenants by the entireties, the half interests, as they relate to one another, to be held as joint tenants with rights of survivorship, by deed from Gary Rossen Hogan, Jr., individually and as Executor, with full power, under the last will and testament of Gary Rossen Hogan, Sr.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4422 Lealand Lane, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of December, 1997.

Jesse L. Tate

Carolyn H. Tate

David T. Bailey

Katherine T. Bailey

State of Tennessee
County of Davidson

On this 12th day of December, 1997, before me the undersigned authority, personally appeared **Jesse L. Tate** and **Carolyn H. Tate,and David T. Bailey and Katherine T. Bailey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175,000.00

Affiant

Sworn and subscribed before me on the 12th day of December, 1997.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

1061 12/15 0101 03CHECK 656.50

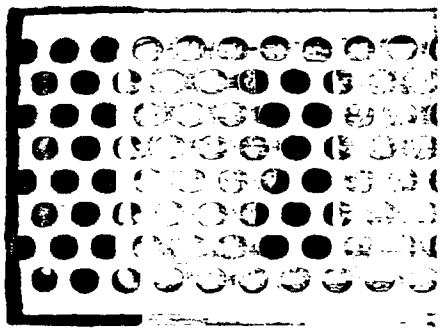
97 DEC 15 PM 1:15

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0380020

Wldoc: Deed Wty—12/92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10720 PG 619

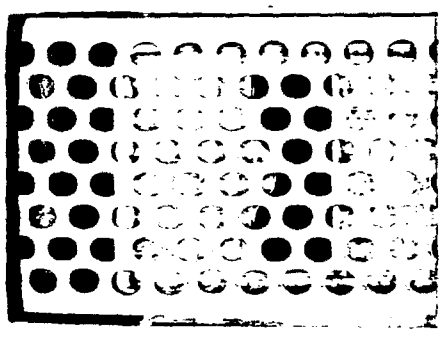
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/15/97 01 12:20 0001 1061



03800020
IDENTIFICATION REFERENCE

97 DEC 15 PM 1:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1231823