B4452

WARRANTY DEED

STATE OF TENNESSEE BOOK 10731 PG 659
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 19 97

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Stevenson (NAME)	National City Mortgage (NAME)	155-8A-23CO
104 Tuliptree Court (ADDRESS)	3232 New Mark Drive (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Miamisburg, OH 45342 (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, Sean L. Keyser and Dina H. Keyser (now known as Dina H. Stevenson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Stevenson and wife, Dina Stevenson

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:

LAND in Davidson County, Tennessee, BEING Lot No. 23 on the Plan of Poplar Creek Estates, Phase I, of reocrd in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sean L. Keyser and wife, Dina H. Keyser by deed from Mark Gregory Calaway and wife, Edith W. Calaway of record in Book 8799, page 841, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This conveyance is further subject to a lien of a deed of trust of record in Book 9915, page 667, Register's Office for Davidson County, Tennessee, in the original sum of $ 125,500.00, which the Grantee(s) hereby assume and agree to pay by accepting delivery hereof. The Grantor(s) hereby transfer to the Grantee(s) all right, title and interest in and to that certain escrow account held on deposit by First Republic Mortgage Corporation for the benefit of the aforedescribed deed of trust of record. Said Deed of Trust has since been assigned by instrument of record in Book 9923, Page 150, said Register's Office.

unimproved ( )
This is improved (X) property, known as 104 Tuliptree Court, Nashville, Tennessee 37221
(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 my hand this 18th day of December, 19 97

Sean L. Keyser

Dina H. Keyser Stevenson

BOOK 10731 PG 660

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean L. Keyser and Dina H. Keyser Stevenson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of December 19 97

Commission expires 5-16-99

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

0383068

IDENTIFICATION REFERENCE

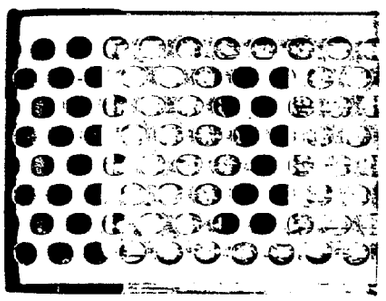
97 DEC 23 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4422 12/23 0101 03CHECK 532.5

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

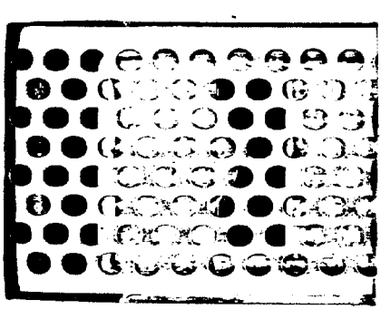
BOOK 10731 PG 661

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	141500.00
CON TX	523.55
PRFEE	1.00
WDEED	8.00
TOTAL	532.55
CHECK	532.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 00 0001 4422



0383068
IDENTIF. & REFERENCE

97 DEC 23 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235141