BOOK 10848 PG 68

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Christopher A. Keen	[	[Map 083-09-0]
[1008 Northview Drive	[NEW OWNER	[Parcel 262.00]
[Hendersonville, TN 37075	[	[ ]
[	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		98-03-4990]

WARRANTY DEED

8871 03/20 0101 03CHECK 397.50

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, 1309, 1311, 1313, 1315 Holly Street Land Trust, Charles Kelly, as Successor Trustee (The "Grantor") replacing Eckhardt Realty Corporation, a Tennessee corporation, Trustee, has bargained and sold, and by these presents does transfer and convey unto Christopher A. Keen (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Described property in Davidson County, Tennessee being Lot No. 1 on the plan of Resubdivision of Lots 11, 12, 13 and 14, East Edgefield Addition, Priest Subdivision, of record in Book 5190, page 380, Register's Office for said County.

Said Lot No. 1 fronts 84.50 feet on the northerly margin of Holly Street and extends back between parallel lines 108.90 feet to a dead line in the rear.

Being the same property conveyed to 1309, 1311, 1313, 1315 Holly Street Land Trust, Eckhardt Realty Corporation, a Tennessee corporation, Trustee by Warranty Deed from Albert Morrison of record in Book 10789, page 970, Register's Office for Davidson County, Tennessee.

Eckhardt Realty Corporation, a Tennessee corporation, has been removed as Trustee of the 1309-1315 Holly Street Land Trust and replaced by Charles Kelly as Successor Trustee by a majority vote of the beneficiaries of the trust.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1309, 1311, 1313 & 1315 Holly Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for
[this transfer is $105,000.00.
[
[
[Subscribed and sworn to before me this
[17th day of March, 1998.
[
[
[My Commission Expires: 10-12-99
[

Affiant

Notary Public

NOTARY PUBLIC E. SPRUILL WILLIAMSON CO. LARGE

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of March, 1998.

1309, 1311, 1313, 1315 Holly Street Land Trust

BY: Charles Kelly, Successor Trustee
Charles Kelly, Successor Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Trustee of the 1309, 1311, 1313, 1315 Holly Street Land Trust, the within named bargainor, and she as such Successor Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 1998.

Notary Public

My Commission Expires: 10-12-99

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

98 MAR 20 PM 2:53

04150418
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10848 PG 70

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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

03/20/98 01 14:55 0001 8871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0415048
IDENTIF. # REFERENCE

98 MAR 20 PM 2:53

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1269213