BOOK 11037 PAGE 964

ROSYN S. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires March 27, 1999

Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaeson T. Keown (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP 113
8047 Old Charlotte Road (ADDRESS)	100 Brookwood Place (ADDRESS)	PARCEL 55.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Stephen Ross Shulman and wife, Marie Crowell Shulman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaeson T. Keown and wife, Lisa J. Keown

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:

A tract of land in the 8th, formerly the 12th Civil District of said County, described according to a survey made by S.H. Hutchison, July 12, 1957, as follows:

Beginning in the center of the Old Charlotte Road, at the northwest corner of the A.L. Jennett property; thence with Jennett's westerly line, South 4 deg. west 28 poles to a small hickory with large dead red oak pointer, Lewis Hulons northeast corner; thence with Hulon's north line north 77 deg. west passing his northwest corner at 8.5 poles, in all 22.5 poles to a maple tree with a hickory pointer on West side of a drain; thence north 26 deg west 14.2 poles to a planted stone with black gun and maple pointers; thence north 22 deg. 30' East 10.25 feet poles to a black gum; thence north 8 deg east 8.25 poles to the center of the Charlotte Road; thence with the center of said road, south 63 deg. east 5.25 poles; thence south 85 deg. east 10 poles; thence south 67 deg. east 10.25 poles to the beginning, containing 4.75 acres, more or less.

Being the same property conveyed to Jones Crowell and Marie Crowell by deed from Arthur Lee Williams and wife, Lizzie Mae Williams of record in Book 2694, Page 543, said Register's Office. The said Jones Crowell and Marie Crowell having Quitclaimed to Jessie Jones Crowell, an unmarried person, by Quitclaim Deed of record in Book 4542, Page 287. The said Jessie Jones Crowell, an unmarried person having Quitclaimed to Marie Crowell Shulman, subject to a life estate retained by Jessie Jones Crowell of recordin Book 7017, Page 315, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

unimproved ( )
is improved (X) property, known as 8047 Old Charlotte Road, Nashville, TN 37209
(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 & this 22nd day of July 19 98

Stephen Ross Shulman

Marie Crowell Shulman

Marie Crowell Shulman

STATE OF TENNESSEE

BOOK 11037 PAGE 965

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Ross Shulman and wife, Marie Crowell Shulman

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 Brentwood, Tennessee, this 22nd day of July 19 98.

Commission expires 3/27/99

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Stephen Ross Shulman and ~~wife,~~
Marie Crowell Shulman

TO

Jaeson T. Keown and wife, Lisa J. Keown

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0467618

IDENTIF. & REFERENCE

98 JUL 28 PM 1:00

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9094 07/28 01:01 03CHECK

319.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11037 PAGE 966

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 83500.00
CDN TX 308.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 319.95
CHECK 319.95

07/28/98 01 13:01 0001 9094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467618
IDENTIF. & REFERENCE

98 JUL 28 PM 1:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1324723