THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Jane E. Keith 2428 Kimberly Drive Nashville, TN 37214	Same	Map-Parcel 73-7-19

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHARLES W. DAVIDSON and wife, ETHEL DAVIDSON have this day bargained and sold, and do hereby transfer and convey unto the said **JANE E. KEITH**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 302 on the Plan of Sunset View, Section Six, of record in Plat Book 2900, pages 54 and 55, Registers Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 302 fronts 100 feet on the northerly side of Kimberly Road and extends back between the lines 215 feet on the easterly line and 234.3 feet on the westerly line to a dead line in the rear, measuring 102.2 feet thereon.

BEING the same land conveyed to Charles W. Davidson and wife, Ethel Davidson from Robert Eggers, and wife Julia K. Eggers, by deed of record in Deed Book 9200, Page 376, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $95,000.00.
Subscribed and sworn to before me this 3rd day of August, 1998.
My Commission Expires: 5/27/01

Jane E. Keith
Affiant

Notary Public

This is improved property located at **2428 Kimberly Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 3rd day of August, 1998.

Charles W. Davidson
CHARLES W. DAVIDSON

Ethel M. Davidson
ETHEL DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Todd Moore, a Notary Public in and for said County and State, , the within named bargainors, 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 Goodlettsville, Tennessee, this the 3rd day of August, 1998.

Todd Moore
NOTARY PUBLIC
My Commission Expires: 5/8/01

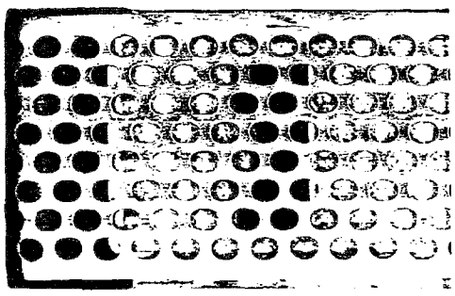
TODD A. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

0472763
IDENTIF. & REFERENCE

98 AUG 10 AM 9:57

REGISTER
DAVIDSON COUNTY, TN.

4616 08/10 0101 03CHECK 362.50



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

RECEIVED OF _____

FOR _____

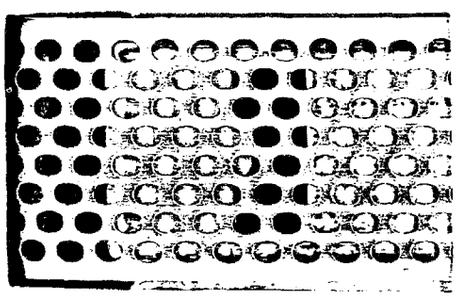
BOOK 11058 PAGE 367

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 95000.00
CON TX 351.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 362.50
CHECK 362.50

08/10/98 01 09:57 0001 4616



0472763
IDENTIF. & REFERENCE
98 AUG 10 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1330182