BOX 52

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Barbara Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 98

Marie A. Sweeney
Notary Public

MY COMMISSION EXPIRES 6/12/2002
(AFFIX SEAL)

MARIE A. SWEENEY NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Charles C. Gazda	National Bank of Commerce	172-12-0-A-61
(NAME)	(NAME)	
920 Fallview Drive	7770 Poplar Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Germantown, TN 38138	
(CITY) (STATE) (ZIP)	(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, Timothy L. Keiningham and wife, Michiko Keiningham being one and the same person as Michiko F. Keiningham HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles C. Gazda and Cheryl S. Kurz , both unmarried

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. 323 on the Plan of Bradford Hills, Section Two, of record in Book 7900, page 6, as amended in Book 7900, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Timothy L. Keiningham and wife, Michiko F. Keiningham by deed from Kevin F. Poe and wife, Susan K. Poe, of record in Book 10163, page 712, Register's Office for Davidson County, Tennessee.

Michiko Keiningham hereby certifies, warrants and covenants that she is one and the same person as Michiko F. Keiningham.

98 OCT -6 PM 1:15
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0496874
IDENTIF. & REFERENCE

0346 10/06 0101 03CHECK 480.90

unimproved ( )
This is improved (X) property, known as 920 Fallview Drive, Nashville, Tennessee 37211
(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 s this 29th day of September 19 98

Timothy L. Keiningham by Corinne Clemmons Atty in fact
Timothy L. Keiningham

Michiko F. Keiningham by Corinne Clemmons Atty in fact
Michiko Keiningham being one and the same person as Michiko F. Keiningham
Michiko Keiningham

STATE OF TENNESSEE
COUNTY OF

BOOK 11145 PAGE 231

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Denise Cummins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Timothy L. Keiningham and wife, Michiko Keiningham *as his/her Attorney-in-Fact, as the free act and deed of the within named Timothy L. Keiningham and wife, Michiko Keiningham. *

*being one and the same person as Michiko Keiningham

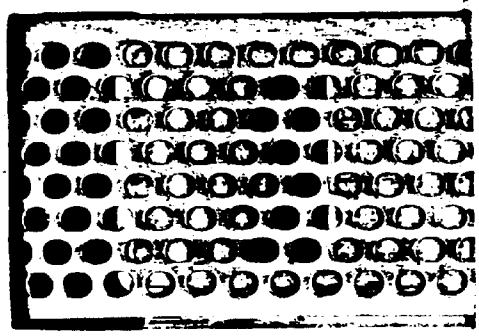
WITNESS my hand and official seal at office, this 29th day of September, 1998.

Marie A Sweeney

Notary Public

My Commission Expires: 6/12/2002

MARIE A. SWEENEY
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

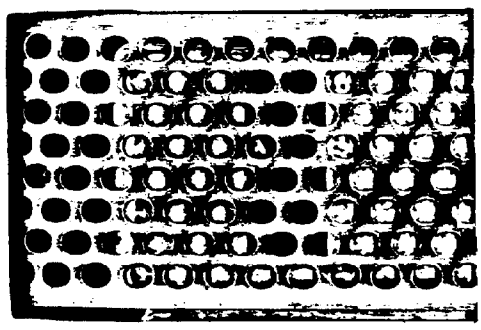
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 480.90
CHECK 480.90
10/06/98 01 13:17 0001 0346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0496874
IDENTIF. & REFERENCE

98 OCT -6 PM 1:15
REGISTER
DAVIDSON COUNTY, TN.

No. 1355606