WARRANTY DEED

File Box 9B
First Title & Escrow *THIS INSTRUMENT PREPARED BY*

16368

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 11428 PG. 718

ADDRESS NEW OWNER(S) AS FOLLOWS

WILLIAM S. KEANE (NAME)

515 Close Lane (STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee37205 (CITY) (STATE) (P. O. ZIP)

SEND TAX BILLS TO:

SAME (NAME)

(STREET ADDRESS)

(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS

~~Map 116-2-B~~

~~Par. 62.00~~

~~F.B. 8D278395~~

FOR AND IN 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, JAMES H. ARMISTEAD AND WIFE, HOLLAND C. ARMISTEAD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM S. KEANE AND WIFE, DIANE H. KEANE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 80 on the Plan of Caldwell Close In Hill Place, as of record in Plat Book 9700, page 191, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Armistead and wife, Holland C. Armistead by deed from H.G. Hill Realty Company, a Tennessee corporation of record in Book 9880, page 602, corrected in Book 11351, page 702, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9645, page 85, amended in Book 9658, page 19 and Book 10872, page 520; (3) Dedication of common area of record in Book 9737, page 400; (4) Charter of record in Book 9730, page 356; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 913 and Book 9700, page 191, said Register's Office.

0573225

IDENTIFICATION REFERENCE

99 APR 12 PM 3:48

HILL CALDWELL REGISTER
DAVIDSON COUNTY, TN.

1451 04/12 0101 03CHECK 1528-00

unimproved ( )
This is improved (XX) property, known as 515 Close Lane, Nashville, Tennessee37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of April, 1999

JAMES H. ARMISTEAD

Holland C. Armistead
HOLLAND C. ARMISTEAD

BOOK 11428 PG. 719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. ARMISTEAD AND WIFE, HOLLAND C. ARMISTEAD with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of April 1999

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

William S. Keane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF April, 19 99

MY COMMISSION EXPIRES: 5/7/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES H. ARMISTEAD
AND WIFE,
HOLLAND C. ARMISTEAD

TO

WILLIAM S. KEANE AND
WIFE,
DIANE H. KEANE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11428 PG. 720

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

057325

IDENTIFICATION REFERENCE

99 APR 12 PM 3:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 410000.00
CON TX 1517.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1528.00
CHECK 1528.00

04/12/99 01 15:50 0001 1451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450439