TAI

BOY 53

BOOK 11556 PAGE 440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 3-30-03
(AFFIX SEAL)

JUDY A. LEE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry Keenan, Jr. (NAME)	First Republic Mortgage (NAME)	33-11-69
108 Oaklynn Drive (ADDRESS)	3212 West End Avenue, Suite 300 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, T. Kyle Eubank and wife, Jennifer L. Eubank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perry Keenan, Jr.

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:

Being Lot No. 224 on the Plan of Primrose Acres Subdivision, Section 3, of record in Plat Book 2900, at page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to T. Kyle Eubank and wife, Jennifer L. Eubank by deed from William T. Graves, Sr. and wife, Sheryl A. Graves of record in Book 10153, page 938, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

FILED 1999 JUL -2 PM 3:17
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
RECEIPT # 99060346
STATE TAX $ 318.00
CLERK 106.00
RECORDING 15.00
TOTAL 439.20

unimproved ( )
This is improved (X) property, known as 108 Oaklynn Drive, Madison, Tennessee 37115
(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. 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 hand X this 30th day of June 19 99

T. Kyle Eubank
T. Kyle Eubank

Jennifer L. Eubank
Jennifer L. Eubank

Tennessee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Pontotoc

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named T. Kyle Eubank and wife, Jennifer L. Eubank

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 30th day of June 19 99.

Commission expires 9-6-2000

Patricia Hogue
Notary Public

NOTARY PUBLIC
PONTOTOC COUNTY

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, executed 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11556 PAGE 442

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

0607346
IDENTIF. # REFERENCE

99 JUL -2 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
106000.00
ERRR CO
MAMT
106000.00-
CAMT
106000.00
MOR TX 392.20
ERRR CO
MOR TX 392.20-
CON TX 392.20
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 403.20
CHECK 403.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/99 **No. 1486228**