Chicago Title Insurance Company
5409 Maryland Way, Suite 120
Brentwood, TN 37027
BOX 35 CTIC #

This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00291886

BOOK 11645 PG. 114

99 SEP -1 PM 3:14
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06311298

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) **Donald Twining**	(NAME) **First Trust Mtg. Co.**	Field Book No. 04D-93338
(STREET ADDRESS OR ROUTE NUMBER) **417 Old Oak Way**	(STREET ADDRESS) **P.O. Box 17257**	Map 86-4-A
(CITY) (STATE) (ZIP) **Hermitage, TN 37076**	(CITY) (STATE) (ZIP) **Memphis, TN 38187-0257**	Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, John D. Keating and wife, Cathryn P. Keating, *have this day bargained and sold, and do hereby transfer and convey unto the said* **Donald Twining and wife, Anne R. Twining** *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. 45, on the Plan of Phase 2A, Oakcrest, of record in Plat Book 6900, page 881, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Keating and wife, Cathryn P. Keating, by deed from Charles E. Nelson and wife, Jennifer V. Nelson, of record in Book 9601, page 223, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson
Subscribed and sworn to before me this 31ST *day of* August 99

My Commission Expires MAR. 23, 2002

Affiant

Notary Public

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

This is unimproved ( ) improved (x) property, known as 417 (House Number) Old Oak Way (Street) Hermitage, TN (P.O. Address) (City or Town)

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, except for those encumbrances set forth hereinafter.

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, claimimg by, through or under the grantor.

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 this 31ST *day of* August, *19*99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John D. Keating

Cathryn P. Keating

0101 03CHECK 658.50

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

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, Ruth R. Cushenberry, *a Notary Public in and for said County and State , the within named bargainor* John D. Keating and wife, Cathryn P. Keating, *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 Nashville, TN, *this* 30 *day of* July, *1999.*

Ruth R. Cushenberry
Notary Public

My Commission Expires: 5-27-2001

*STATE OF*_____
*COUNTY OF*_____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* __ *day of* _____, *19*__.

_____
Notary Public

*My Commission Expires:*_____

Encumbrances:

1) Taxes for 1999: A lien, but not yet due and payable.

2) Subject to all matters shown on the Plan of record in Book 6900, page 881, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of record in Book 7308, page 874, amended in Book 8277, page 830, and Book 9559, page 939, Register's Office for Davidson County, Tennessee.

4) Open space deed of conveyance for Oakcrest Subdivision of record in Book 8073, page 575, said Register's Office.

5) The Charter for Oakcrest Homeowner's Association contained of record in Book 7589, page 20, and amended in Book 7662, page 385, said Register's Office.

6) Sewer easement contained in deed of record in Book 7233, page 802, said Register's Office.

7) Subject to rights of others in and to the common areas/elements.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11645 PG. 116

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

063/298
IDENTIF. & REFERENCE

99 SEP -1 PM 3:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

09/01/99 01 15:14 0001 3610

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511656