RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38579) FILE BOX "7"

Instr:200001120004385 Page: 1 OF 2
REC'D FOR REC 01/12/2000 2:04:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $752.95

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7TH DAY OF JANUARY, 2000

Notary Public

MY COMMISSION EXPIRES: 3/26/02

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Ash	Tucker Federal Bank d/b/a	142-16-C-51
100 Glenway Court	Prime Lending	9D 82116
Nashville, TN 37221	P.O. Box 211788	
	Augusta, GA 30917-1788	

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, WE,

SUSAN A. KEENAN, UNMARRIED

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

JAMES M. ASH AND WIFE, KELLEY B. ASH

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. 17 on the Plan of Devon Glen Phase II, as of record in Plat Book 7900, Page 562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan A. Keenan, unmarried by Warranty Deed from J. Ray Turman, III and wife, Gina D. Turman of record in Book 10466, page 387, said Register's Office.

Unimproved ( )
This is improved (X) property known as 100 GLENWAY COURT, NASHVILLE, TN 38221
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 this 7TH day of January, 2000

Susan A. Keenan by Starling Davis, Atty In Fact

SUSAN A. KEENAN BY STARLING DAVIS, ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the 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 Nashville, Tennessee, this day of January, 2000.

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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of January, 2000, before me personally appeared Starling Davis to me known to be the person who executed the foregoing instrument in behalf of Susan A. Keenan as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Susan A. Keenan.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of January, 2000.

My commission expires: 5/26/02 _____
Notary Public

ALAN D. [illegible] NOTARY PUBLIC DAVIDSON COUNTY