THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

Davidson County DEEDWARR
Recvd: 11/27/00 14:13 2pgs
Fees:11.00 Taxes:258.53
20001127-0116121

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
RICHARD L. KEEN	RICHARD L. KEEN 244 Warrior Road Madison TN 37115	Map 43, Group 15 Parcel 260

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ERNEST A. SIRCY, JR.**, hereinafter referred to as Grantor, have this day bargained and sold, and do hereby transfer and convey unto the said **RICHARD L. KEEN,** a single person, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 130 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 130 fronts 60 feet on the southerly margin of Warrior Road and extends back 181.19 feet on the easterly line and 192.89 feet on the westerly line to a dead line in the rear measuring 40.33 feet thereon.

BEING the same property conveyed to Ernest A. Sircy, Jr. by deed from the Secretary of Housing & Urban Development dated July 20, 2000, and filed for record as Instrument No. 200007250073558, Register's Office for Davidson County, Tennessee.

This is improved property known as 244 Warrior Road, Madison, Davidson County, Tennessee 37115.

The subject property is not the principal place of residence of Grantor, Grantor's spouse or any minor children of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said RICHARD L. KEEN, his successors, heirs and assigns forever. I covenant that I am 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 as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said RICHARD L. KEEN, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 20 day of November, 2000.

Ernest A Sircy Jr.
ERNEST A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $69,900.00.

Ernest A Sircy Jr.

Sworn to and subscribed before
me on this the 20 day of
Nov., 2000.

NOTARY PUBLIC

My Comm. Expires: 9/17/02

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, ERNEST A. SIRCY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 20 day of Nov., 2000.

NOTARY PUBLIC

My Comm. Expires: 9/17/02