THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 02/21/01 15:25 2pgs
Fees:11.00 Taxes:133.20
20010221-0016395

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Nancy Marie Keen 2246 Maplecrest Drive Nashville, TN 37214	Same as New Owner	Map 84-11 Parcel 058 Field Book 3DZ44524

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOEL STEPHEN KEEN, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto NANCY MARIE KEEN, a single woman, hereinafter referred to as the "GRANTEE", her 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. 270 on the map of Maplecrest Subdivision, not of record. Said Lot No. 270 fronts 75 feet on the north side of Maplecrest Drive and runs back 150 feet on the east line and 149.9 feet on the west line to a dead line in the rear measuring 75 feet thereon.

Said Lot No. 270 begins at a point in the northerly margin of Maplecrest Drive, 180 feet westerly from a monument at the beginning of a curve in the northwesterly intersecting corner of Maplecrest Drive and Dennywood Drive; thence northwardly with the line between Lots 269 and 270, 150 feet to the common corner of Lots 269, 270, 302 and 303; thence westwardly with the line of Lot 302 and a portion of the line of Lot 301, 75 feet to a point, being the northwesterly corner of the lot herein described, and the northeasterly corner of Lot 271; thence southwardly with the line of Lot 271, 149.9 feet to a point in the margin of Maplecrest Drive; thence eastwardly with the margin of said drive 75 feet to the point of beginning.

BEING the same property conveyed to Joel Stephen Keen by deed from Delton E. Keen and wife, Jennie M. Keen of record in Book 9643, Page 107, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2246 Maplecrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 2001 State and County real property taxes, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTEE, when due.

THIS DEED OF TRUST WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE BY THE PREPARER.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Dawn Keen, wife of Joel Stephen Keen, joins in this conveyance to convey any and all right, title, or interest which she may have in the said real property, marital or otherwise, but she makes no warranties or representations, whatsoever, concerning the said real property.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

JOEL STEPHEN KEEN

DAWN KEEN

"GRANTEE"

NANCY MARIE KEEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL STEPHEN KEEN and wife, DAWN KEEN, and NANCY MARIE KEEN, 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, at office, this the 16th day of February, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Affiant

Sworn to and subscribed before me, this the 16th day of February, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001