THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10883Q

MAP/GROUP/PARCEL: 072-09-0/261.00

NEW OWNER'S NAME AND ADDRESS:
RHONDA D. KEATON
931 FAIRWIN AVENUE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 07/02/01 13:39 2pgs
Fees:13.00 Taxes:390.35
20010702-0069835

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, DAVID L. JOHNSTONE and CHARLENE R. JOHNSTONE, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto RHONDA D. KEATON, A SINGLE WOMAN, her heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE MAP OF ESKRIDGE SUBDIVISION OF PART OF THE W.B. FRANKLIN PROPERTY, AS OF RECORD IN BOOK 547, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property is improved property commonly known as 931 Fairwin Avenue, Nashville, Tennessee 37216.

BEING the same property conveyed to grantors herein by deed of record in Book 10694, Page 857, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DAVID L. JOHNSTONE

CHARLENE R. JOHNSTONE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DAVID L. JOHNSTONE and CHARLENE R. JOHNSTONE, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of June, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03

CHRIS FORSYTH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $105,500.00.

AFFIANT

Sworn to and subscribed before me, this 28th day of June, 2001.

NOTARY PUBLIC

My Commission Expires:

5/28/03

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY