Davidson County DEEDWARR
Recvd: 09/04/01 12:35 2pgs
Fees:13.00 Taxes:349.65
20010904-0095275

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This instrument was prepared by:
C. Anthony Edwards
Attorney at Law
Columbia TN 38402-0334

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Gary and Diane Keene 214 Old Hickory Blvd., #187 Nashville TN 37221	Same Union Planters Bank 7130 Goodlett Farms Parkway Cordova, TN 38018	Tax Map 142-04-0-A Parcel 187.00 CD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 94,500.00.

Marlene Diane Keene
Affiant

Subscribed and sworn to before me on this 27th day of August, 2001.

Notary Public
My commission expires: 5/29/05

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

This WARRANTY DEED made this 21ST day of AUGUST, 2001, between **JAMES S. MINATRA** and wife, **MARGARET MINATRA,** herein called the Grantors, whose post office address is 106 Skyview Drive, Columbia, TN 38401, and **GARY KEENE,** and wife, MARLENE **DIANE KEENE,** hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors for and in consideration of the sum of Ten and no/100's ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, **GARY KEENE** and wife, MARLENE **DIANE KEENE**, as tenants by the entirety, their heirs and assigns, all that certain land situate in Davidson County, State of Tennessee, more particularly described as follows:

> A condominium apartment in Davidson County, Tennessee, being Unit No. 187 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 167, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in

the general and limited common elements of the Condominium.

Being the same property conveyed to Bonnie L. Minatra by deed of record in Book 10358 Page 486, Register's Office of Davidson County, Tennessee. Bonnie Minatra died intestate on June 13, 2000, leaving the Grantors herein as her only heirs at law. For further reference, see Case No. P-151-00, Chancery Court, Maury County, Tennessee. # RE-RECORDED IN BOOK 10392 PAGE 173

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5438, Page 699, and amended in Book 6082, Page 866, said Register's Office and to the matters set forth in the referenced Condominium Plan of record.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantees that they are lawfully seized of said land in fee simple; that the Grantors have a good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land if free of all encumbrances, except taxes accruing subsequent to December 31, 2000, subject to easements, restrictions, and/or reservations of records.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

James S. Minatra
JAMES S. MINATRA

Margaret Minatra
MARGARET MINATRA

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named James S. Minatra and wife, Margaret Minatra, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledge the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21ST day of August 2001.

Notary Public

My Commission Expires: 1/20/04