Davidson County DEEDWARR
Recvd: 05/20/02 09:29 3pgs
Fees:18.00 Taxes:950.90
20020520-0061100

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Chris Jay and Gina H. Keaton 103 Lynnbrook Court Nashville, Tennessee 37215	Franklin Financial Mtg. 110 3rd Avenue North Franklin, TN 37064	Map: 117-1-F Parcel: 5 CO

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Russell Dale Woodall and spouse, Marion K. Woodall as Trustees of the Russell Dale Woodall Living Trust Dated May 28, 1997 and Marion K. Woodall and Russell Dale Woodall as Trustees of the Marion K. Woodall Living Trust Dated May 28, 1997, ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Chris Jay Keaton and wife, Gina H. Keaton ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5, in Lot 1 of Lynnbrook Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan and Exhibit "B" to the Master of Deed of record in Book 5800, Page 274, and in Book 6139, Page 302, respectively, in the Register's Office of Davidson 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 Russell Dale Woodall and Marion K. Woodall as Trustees of the Russell Dale Woodall Living Trust dated May 28, 1997 and Marion K. Woodall and Russell Dale Woodall as Trustees of the Marion K. Woodall Living Trust dated May 28, 1997 by Warranty Deed of record as Instrument No. 20010313-0023773 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County taxes, a lien not yet due and payable, which have been prorated at closing and are hereby assumed by the Grantees.

(2) Subject to the rights of others in and to the common areas/elements.

(3) Subject to lien for special assessments contained in the Master Deed.

(4) Subject to the provisions of the condominium Master Deed and Bylaws of record in Book 6139, Page 302, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

(5) The Plan of record in Book 5800, Page 274, and as further set out in exhibit "B" of the Master Deed and By Laws of Record in Book 6139, Page 302, said Register's Office, to which Plan & Exhibit reference is hereby made for a more complete description.

(6) Charter of record in Book 8050, Page 807, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 103 Lynnbrook Court, Nashville, Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 11 day of May, 2002.

Marion K Woodall tr.
Marion K Woodall Trustee

Marion K. Woodall, Trustee of the
Marion K. Woodall Living Trust,
dated May 28, 1997

Marion K Woodall tr.
Marion K Woodall Trustee

Marion K. Woodall, Trustee of the
Russell Dale Woodall Living Trust,
dated May 28, 1997

Russell Dale Woodall tr.

Russell Dale Woodall, Trustee of the
Russell Dale Woodall Living Trust,
dated May 28, 1997

Russell Dale Woodall Tee

Russell Dale Woodall, Trustee of the
Marion K. Woodall Living Trust,
dated May 28, 1997

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Dale Woodall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **TRUSTEE** of the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 11 day of May, 2002.

RHEA PATRICK NOTARY PUBLIC AT LARGE SHELBY CO. TENNESSEE

Rhea Patrick
Notary Public

My Commission Expires: Sept 27, 2005

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion K. Woodall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **TRUSTEE** of the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 11 day of May, 2002.

RHEA PATRICK NOTARY PUBLIC AT LARGE SHELBY CO. TENNESSEE

Rhea Patrick
Notary Public

My Commission Expires: Sept 27, 2005

STATE OF TENNESSEE
COUNTY OF Shelby

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Rhea Patrick
Notary Public

My Commission Expires: Sept 27, 2005

RHEA PATRICK NOTARY PUBLIC AT LARGE SHELBY CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF Shelby

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WITNESS MY HAND, at office, this 11 day of May, 2002.

Rhea Patrick
Notary Public

My Commission Expires: Sept 27, 2005

RHEA PATRICK NOTARY PUBLIC AT LARGE SHELBY CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

Sworn to and subscribed before me this 11th day of May, 2002.

Deborah H. Berry
Notary Public

My Commission Expires:

DEBORAH H. BERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMM. EXPIRES MARCH 25, 2006