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 DEEDQC
Recvd: 09/10/02 10:09 2pgs
Fees:12.00 Taxes:0.00
20020910-0109518

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map & Parcel:
HOMER WILLIAM KEEN, and wife, DEBORAH JEAN KEEN	HOMER WILLIAM 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, **RICHARD L. KEEN**, a single person, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **HOMER WILLIAM KEEN, and wife, DEBORAH JEAN KEEN**, hereinafter jointly referred to as the Grantee, their 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 RICHARD L. KEEN by deed from ERNEST A. SIRCY, Jr., dated November 20, 2000, and filed for record as Instrument No. 200011270116121, Register's Office for Davidson County, Tennessee.

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

Grantor shall pay all of the 2002 property taxes when due. Grantee shall pay all property taxes for subsequent years.

Grantee agrees to assume and pay the indebtedness evidenced by a Deed of Trust filed for record as Instrument No. 200011270116122, Register's Office for Davidson County, Tennessee, securing a promissory note in the original amount of $67,900.00 payable to Ernest A. Sircy, Jr.

This conveyance is subject to such limitations, restrictions, easements and encumbrances as of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 6 day of September, 2002.

Richard L. Keen
RICHARD L. KEEN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ -0- .

Richard L Keen

Sworn to and subscribed before
me on this the 6 day of
September, 2002.

NOTARY PUBLIC

My Comm. Expires: 02-22-2005

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RICHARD L. KEEN, 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 6 day of September, 2002.

NOTARY PUBLIC

My Comm. Expires: 02-22-2005

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