WARRANTY DEED

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Keating (NAME)	SAME (NAME)	91-15-204.00
5000 Park Avenue #100 (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert D. French, d/b/a R.D. French Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Keating

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominimum apartment in Davidson County, Tennessee being Unit No. 100, together with the Garage B and the appurtenant interest in the common elements of Park Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 200103070021702, as amended in Instrument No. 200104040032731 and futher amended in Instrument No. 20020808-0095964, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Instrument No. 200103070021703, said Register's Office.

Being part of the same property conveyed to Robert D. French d/b/a R.D. French Co. by deed from May-Benneyworth Corporation, Inc., a Tennessee Corporation of record in Instrument No. 20010309-0022882, Register's Office for Davidson County, Tennessee.

And I, Barbara K French, wife of Robert D. French, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 09/27/02 09:23 2pgs
Fees:13.00 Taxes:665.63

20020927-0117763

unimproved ( )
This is improved (X) property, known as 5000 Park Avenue #100, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of September 2002

Robert D. French, d/b/a R.D. French Co.
By: Robert D. French

Barbara K French attorney in fact
By: Robert D. French attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. French, d/b/a R.D. French Co.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 24th day of September, 2002.

Commission expires January 31, 2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared Robert D. French, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara K. French, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Barbara K. French.

Witness my hand and seal at office this 24th day of September, 2002.

_____
Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004