File Box 336
After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
02TNC3910

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

Davidson County DEEDWARR
Recvd: 12/04/02 15:20 2pgs
Fees:13.00 Taxes:458.43
20021204-0149532

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$123,900.00**.

Beverly J Markham
Affiant

Sworn to and subscribed before me this 15th day of November, 2002.

Dolly J Peay
NOTARY PUBLIC

My Commission Expires: _____

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Grant Alan Stafne, etux	Volunteer Trust Mortgage	Map 135-14C
509 Titan Court	301 S. Perimeter Park Dr #125	Parcel 44
Antioch, TN 37013	Nashville TN 37211	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eugene Keenan, III, and wife, Jewell Ann Keenan**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Grant Alan Stafne and wife, Mary Stafne**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which reference is here made for a more accurate and complete description.

Being the same property conveyed to Eugene Keenan, III, and Jewell Ann Keenan by deed from Ransom Village, Inc., of record in Book 10095, page 544, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Titan Court, Antioch, TN 37013..

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 15th day of November, 2002.

Eugene Keenan, III

Jewell Ann Keenan

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, **Eugene Keenan, III, and Jewell Ann Keenan**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 5-28-06