This instrument was prepared from information supplied by client: Nashv.

WARRANTY DEED

BOOK 7271 PAGE 517

FROM
WALTER A. KEELER, SR., AND WIFE, REGINA V. KEELER

ADDRESS NEW OWNER(S) AS FOLLOWS:	PROPERTY OWNER
Leonard O. Keeler, et ux	NAME Leonard O. Keeler & Wife Teresa Lorene
SEND TAX BILLS TO: 2315 Shadow Lane Nashville, TN. 37216	ADDRESS 2315 Shadow Lane Nashville, TN. 37216
	MORTGAGEE: JIM WALTER HOMES, INC. P. O. BOX 22601, TAMPA, FL 33622
PREPARED BY: DOAK & HOLLAND ATTORNEYS 2740-A OLD LEBANON RD NASHVILLE TN 37214	MAP-PARCEL NOS: 14 P/O Par 126

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00 Affiant Walter A. Keeler Sr.

SUBSCRIBED AND SWORN TO BEFORE ME THIS May 29, 1987 DATE

James B. Smith NOTARY PUBLIC — Jan 18, 1988 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of Ten Dollars ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

37.45 IDENTIFICATION REFERENCE

JUN 17 3 10 PM 87 CECIL Z. WILSON REGISTER DAVIDSON COUNTY, TN

RETURN TO:
JIM WALTER HOMES, INC.
P. O. BOX 22601
TAMPA, FLORIDA 33622

WALTER A. KEELER, SR., AND WIFE, REGINA V. KEELER GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said LEONARD O. KEELER AND WIFE, TERESA L. KEELER their (his, her, its) heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND lying in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at on iron pin in the north margin of an 80 foot frontage road and being the southeast corner of the Walter A. Keeler, Sr. property of record in Book 6246, Page 737, Register's Office for Davidson County, Tennessee; thence with the north right-of-way margin of said frontage raod, being a curve, having a radius of 2,661.0 feet and a cord bearing of N 76° 53' 57" W, 152.02 feet to an iron pin; thence leaving road N 03° 42' 46" E, 575.20 feet to a point; thence S 86° 17' 14" E, 150.00 feet to a point in the east boundary of said Walter A. Keeler, Sr. property; thence with his east boundary, S 03° 42' 46" W, 600.00 feet to the point of beginning, containing 2.0 acres, more or less.

BEING a portion of the same land conveyed from Denton Binkley and Johnnie Binkley as co-executors of the Last Will and Testament of Dora Binkley to Walter A. Keeler, Sr., and wife, Regina V. Keeler of record in Book 6246, Page 737, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LEONARD O. KEELER AND WIFE, TERESA L. KEELER THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said LEONARD O. KEELER AND WIFE, TERESA L. KEELER 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 except of record.

AND WE do(es) further covenant and bind OURSELVES AND OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said LEONARD O. KEELER AND WIFE, TERESA L. KEELER, THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand this 29 day of MAY, 1987.

WALTER A. KEELER, SR.: Walter A. Keeler Sr.

REGINA V. KEELER: Regina V. Keeler

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named Walter A. Keeler, Sr., and wife, Regina V. Keeler

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City) TN (State)

this 29 day of MAY 1987.

Jan. 18, 1988 (Comission Expires) James B. Lamb (Notary Public)

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

(Commission Expires) (Notary Public)

(AFFIX SEAL)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7271 PAGE 519

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

5000.00- CAMT.
14.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 20.50-
0464A06/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37455

IDENTIFI REFERENCE

JUN 17 3 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94739