BOOK 7625 PAGE 860 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,388.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF August 19 88.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alice Faye Keister (NAME)	First Tennessee Bank National Assoc. (NAME)	162-13 #44
105 Cedarmont Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 84 (STREET ADDRESS)	5DU-32340
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND IN 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, David E. Calkins and wife, Karen L. Calkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alice Faye Keister

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:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Cedarwood Estates, Section 1, revised of record in Plan Book 4675, page 62, Register's Office for said County.

Said Lot No. 43 fronts 85.60 feet on the southwesterly margin of Cedarmont Court and extends back 106.31 feet on the northwesterly line and 165.60 feet on the southeasterly line which is a broken line to a dead line in the rear measuring 73.83 feet thereon.

Being the same property conveyed to David E. Calkins and wife, Karen L. Calkins by deed from Mark C. McCarthy and wife, Lola Jean McCarthy of record in Book 5912, page 863, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7151, page 841, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

58499 TENNESSEE REAL ESTATE TRANSFER TAX Aug 12 3 14 PM '88

This is unimproved ( ) improved (X) property, known as 105 Cedarmont Court (House Number) (Street) Nashville, TN 37211 (P O Address) (City or Town) (Postal 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 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 our hand S this 1ST day of July, 19 88

David E. Calkins

Karen L. Calkins

TEXAS

STATE OF ~~TENNESSEE~~
~~DAVIDSON COUNTY~~
Dallas County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Calkins and Karen L. Calkins

the bargainor~~s~~, 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 at RICHARDSON, TEXAS, ~~Tennessee~~ TEXAS this 1st day of JULY 19 88

Commission expires 7-30-88

Kathleen Metrailer
Notary Public

STATE OF TENNESSEE
Davidson County

NOTARY PUBLIC STATE OF TEXAS

KATHLEEN METRAILER
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 7-30-90

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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 _____.

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____

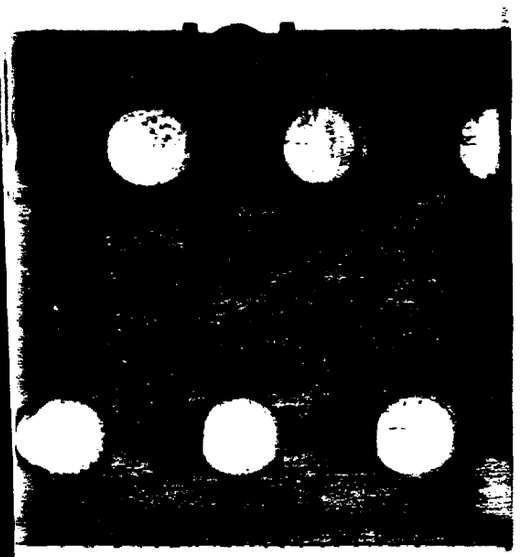
_____
Notary Public

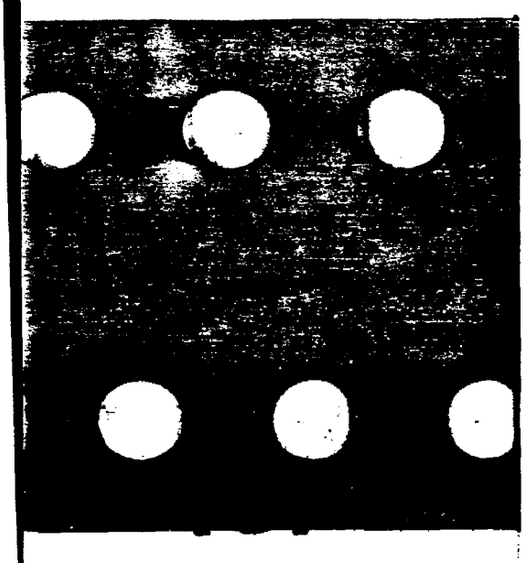
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7625 PAGE 862

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			DEBT	79333.00
			DEED TX	262.02
			PROBATE	0.50
			MISC	5.00
			TT AL	263.02
			CHECK	263.02
		08/12/98	01	15:15 0001 6804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58499

IDENTIFICATION

AUG 12 3 14 PM '98

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 123363