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This Instrument Prepared By:
Kristine M. Hanson, Attorney
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Carpenter Keller	Citizens and Southern Mortgage	142-09-0-D023.00
(NAME) 974 General George Patton Road	(NAME) P. O. Box 656	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Tucker, GA 30085-0656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Margaret Carpenter Keller, an unmarried person and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Ann W. Todd Fortner, and husband Robert W. Fortner

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret Carpenter Keller, an unmarried person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 974, together with the Carport designated No. 974-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as 974 General George Patton Road, Nashville, Tennessee.

Being the same property conveyed to Ann W. Todd by deed from Haury & Smith Contractors, Inc. of record in Book 5861, page 303, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 91,000.00

Subscribed and sworn to before me this the 17th *day of* February *19* 89

Affiant

My Commission expires: 5/19/91 *(Affix Seal)*

Notary Public

This is improved (X) property, known as 974 General Patton Drive, Nsahville, TN 37221 *(House Number) (Street) P.O. Address: (City or Town)*

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 17th *day of* February *, 19* 89 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann W. Todd Fortner

Robert W. Fortner

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

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Personally appeared before me Judy A. Lehman, *a Notary Public in and for said County and State* Ann W. Todd Fortner and husband Robert W. Fortner

the within named bargainor (s) _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 17th *day of* February, 19 89

Judy A. Lehman
Notary Public

Commission expires 5/19/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

1079

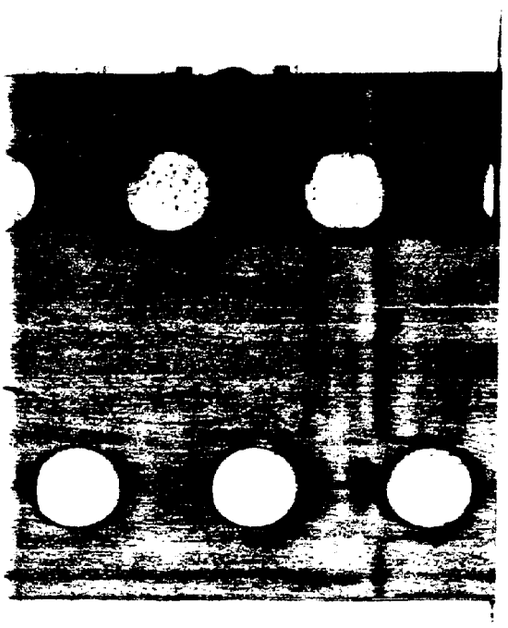
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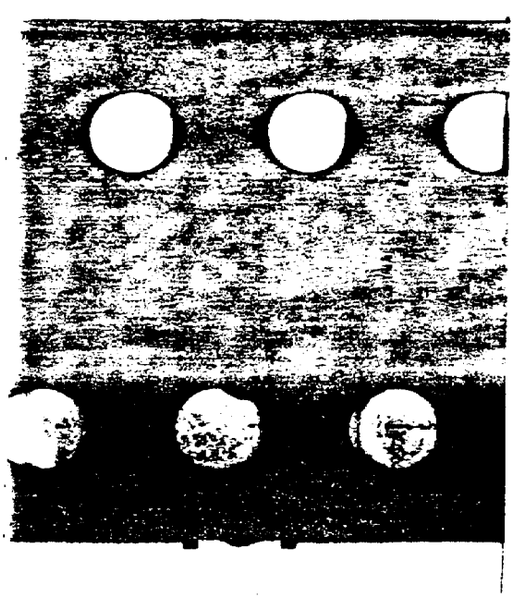
WARRANTY DEED

FROM
Ann W. Todd Fortner

TO
Margaret Carpenter Keller, an unmarried person

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 91000.00
CON TX 30000.30
PRFEE 0.50
WDEED 6.00
TOTAL 30006.80
CHECK 30006.80

02/22/89 01 13:36 0001 9288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10709

FEB 22 1 34 PM '89

VOID
CON TX 30000.30
CON TX 300.30
TOTAL 30300.00
CHECK 30300.00

No. 183788

02/22/89 01 13:37 0001 9289

Total 306.80