FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 7800 PAGE 726

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF March 19 89

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Tony S. Keller (NAME)	Fairfield Financial Associates of TN (NAME)	
1010 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	Fifty Century Boulevard (STREET ADDRESS)	118-9-76
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (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, Timothy F. Richards and wife, Constance S. McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony S. Keller and wife, Sally Jo Keller

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 Map of Leonte Subdivision not of record and described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, in December, 1936, and March 1938, as follows:

BEGINNING at a point in the northerly margin of Draughon Avenue, 120 feet west of leland Lane, formerly 10th Avenue, South at the common corner of Lots Nos. 42 & 43; thence with the line between said lots, northerly 181 feet 6 inches to the common corner of said lots and Lots Nos. 40 & 41; thence with the line between Lots Nos. 40 & 43, westerly 100 feet to the common corner of Lots Nos. 39,40,43 & 44; thence with the line between Lots Nos. 43 & 44 southerly 183 feet 6 inches to the northerly margin of Draughon Avenue; thence with the margin of same, easterly 100 feet to the point of beginning.

BEING the property conveyed to Timothy F. Richards and wife, Constance S. McGuire by deed of record in Book 6671, Page 330, Register's Office for Davidson County, Tennessee.

1989 MAR 24 2 29 PM

19225.

unimproved (X)
This is improved ( ) property, known as 1010 Draughon Avenue, Nashville, TN 37204
(House Number) (Street) (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 hands this 21st day of March, 19 89

Timothy F. Richards _____

Constance S. McGuire _____

STATE OF TENNESSEE
Davidson County

BOOK 7800 PAGE 727

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy F. Richards and wife, Constance S. McGuire

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of March 19 89

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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 _____

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

My commission expires _____

Notary Public

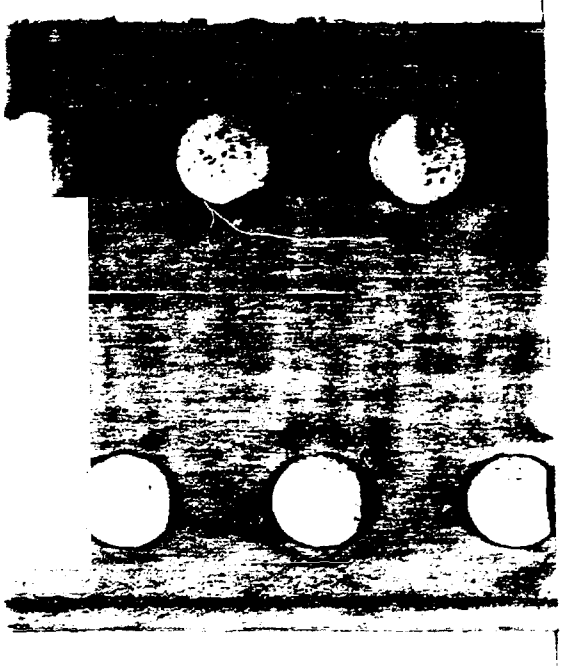
STATE OF TENNESSEE
Davidson County

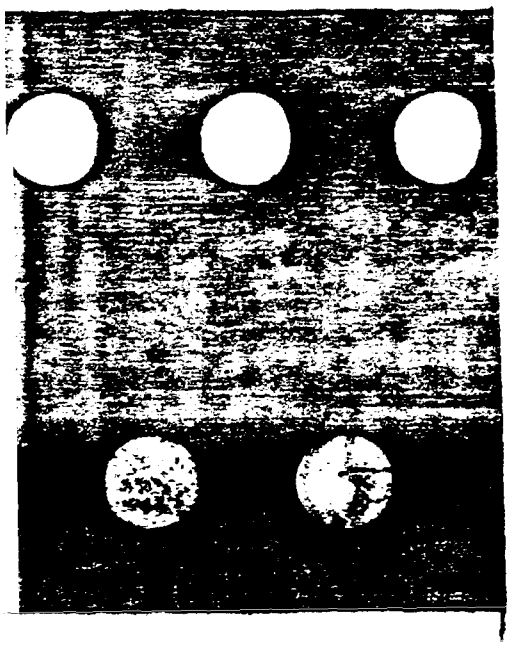
On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7800 PAGE 728

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

123500.00

CON TX 407.55

PRFEE 0.50

MISC 6.00

TOTAL 414.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 414.05

03/24/89 01 14:32 0001 89

19225

IDENTIFICATION

MAR 24 2 29 PM '89

FELIX Z. WILSON, II

REGISTER

No. 193485