THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
JOHN E. KEITH 346 RAYON DRIVE OLD HICKORY, TENN. 37138	BANCBOSTON MORTGAGE CORP. P. O. BOX 44090 JACKSONVILLE, FLA. 32231	44-5 PAR. 109

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to BancBoston Mortgage Corporation secured by a Deed of Trust of record in Book 7232 page 562 Register's Office for Davidson County, Tennesse,

we, David Smith Smith and wife Anita D. Smith

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

JOHN E.KEITH & WIFE BRENDA L. KEITH

hereinafter called the Grantee(s), 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. 104 on the Map of Rayon City, Old Hickory, Tennessee, as of record in Book 843, page 13, said Register's Office.

Said Lot No. 104 fronts 50 feet on the southeasterly side of Rayon Drive (formerly Lindbergh Avenue) and runs back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to David M. Smith and wife, Anita D. Smith by deed from Aubrey O. Bradley, Jr. of record in Book 7232, page 559, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 346 Rayon Drive, Old Hickory, TN

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 assigns, to warrant and defend title 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 June, 1989.

David M Smith
DAVID M. SMITH

Anita D. Smith
ANITA D. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Smith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1989.

My Commission Expires:
5/26/92

Laura L. Wright
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita D. Smith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1989.

My Commission Expires:
9-9-89

Gail Carter Clontz
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 56,481.24

Brenda L. Keith
AFFIANT

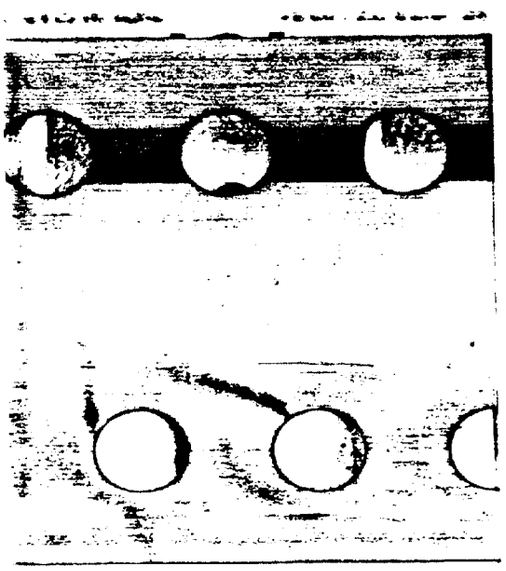
Subscribed and sworn to before me this 9th day of AUG., 1989.

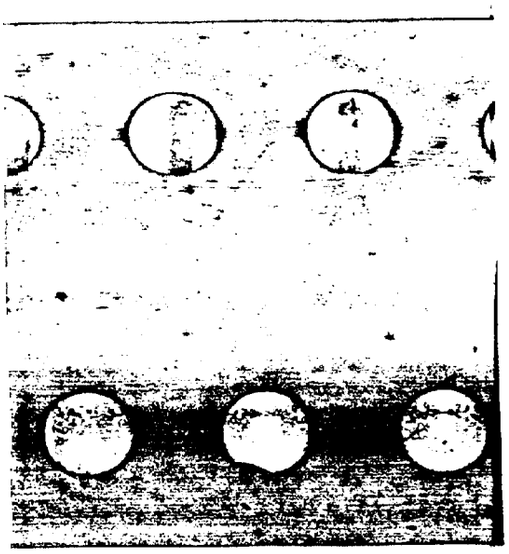
My Commission Expires:
5/13/90

Jerry Thomas Pace
NOTARY PUBLIC

56822
IDENTIF. TREFERENCE
AUG 10 2 55 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
RECEIVED

4563 08/10 0101 03CHECK 193.45





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7912 PAGE 87

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	56481.24
CON TX	186.45
PRFEE	1.00
WDEED	6.00
TOTAL	193.45
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	193.45

08/10/89 01 14:57 0001 4563

56822

IDENTIF. TREFERENCE

AUG 10 2 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237852