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BOX

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

William A. Overbeck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 19 89

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP, PARCEL NUMBERS
David Overbeck et al (NAME)	Collateral Mortgage, Ltd. (NAME)	15DA 42438
4364 Boomore (STREET ADDRESS OR ROUTE NUMBER)	1900 Crestwood Blvd. (STREET ADDRESS)	094-03-0-029.00
Cincinnati, Oh 45247 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35210-2034 (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, Walter A. Keeler, Jr. and wife, Robbie R. Keeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Overbeck and Wayne Miller

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. 212 on the plan of Section One, Fortland Park, of record in Book 2663, page 61, as amended in Book 2799, page 43, Register's Office for said County.

Said Lot No. 212 fronts 80 feet on the southerly margin of Barclay Drive and extends back 179.4 feet on the westerly line and 176.6 feet on the easterly line to a line in the rear, measuring 96.5 feet thereon.

Being the same property conveyed to Walter A. Keeler, Jr. by deed from Walter Alex Keeler, Sr. and wife, Regina Victoria Keeler of record in Book 7054, page 661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2753, page 612 and in Book 3431, page 100, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

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 7054, page 664, as assigned of record in Book 7304, page 191, both in said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XXX) property, known as 2823 Barclay Drive (House Number) (Street) Nashville, TN (P. O. Address) 37206 (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 11th day of August, 19 89

Walter A. Keeler, Jr.

Robbie R. Keeler

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Walter A. Keeler, Jr. and wife, Robbie R. Keeler

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 they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 11th day of August, 1989

NOTARY PUBLIC

My commission expires: 7-13-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Walter A. Keeler, Jr. and wife,

Robbie R. Keeler

TO

David Overbeck and Wayne Miller

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

IDENTIF. REFERENCE

5934 08/15 0101 03CHECK 238.00

57986

Aug 15 | 37 PM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.



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 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

08/15/89 01 13:39 0001 5934
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57986

IDENTIF. TREFERENCE

AUG 15 1 37 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239206