5851
99-980269-2

Filed 14 BOOK 7918 PAGE 549
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/07/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter A. Keeler, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	29-200.00
6415 Alessio Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	14D-59050
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Wayne D. Miller and wife, Cynthia M. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter A. Keeler, Jr. and wife, Robbie R. Keeler

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 a 5.6 acre tract of land described according to a survey made by John Kohl & Company, dated July 6, 1989, describe as follows:

Beginning at a point on the westerly margin of Alessio Road said point being the northeast corner of the tract herein conveyed and the southeast corner of the property owned by Joe M. Baird; thence running with the margin of said Alessio Road in a southerly direction 167.5 feet to a point; thence leaving the margin of Alessio Road North 88 deg. West 1299.5 feet, more or less, to a point; thence South 2 deg. West 264.5 feet to a point; thence North 88 deg. West 338.2 feet to a point on the southeasterly side of a branch; thence running with the margin of said branch North 53 deg. 07' East 303.6 feet to a point; thence North 42 deg. 53' East 210 feet to a point; thence North 61 deg. 18' East 106 feet to a point; thence North 36 deg. 24' East 48 feet to a point being a corner to Joe M. Baird's property; thence running with the southerly line of Baird's property South 87 deg 30' East 1128 feet, more or less, to the point of beginning, containing 5.6 acres, more or less.

Being part of the same property conveyed to Wayne D. Miller and wife, Cynthia M. Miller by deed from Charles E. Greer and wife, Ronalda B. Greer as of record in Book 6905, page 393, said Register's Office.

This conveyance is made subject to:
Right of way Deed of record in Book 2856, page 28, said Register's Office.
and in Book 4167, page 430, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 6415 Alessio Road, Joelton, Tennessee 37080
(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 their hands this 11th day of August, 19 89

Wayne D. Miller

Cynthia M. Miller

STATE OF TENNESSEE
Davidson County

BOOK 7918 PAGE 550

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne D. Miller and wife, Cynthia M. Miller

the bargainors, 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 Nashville, Tennessee, this 11th day of August, 1989.

Elaine Phillips Notary Public

Commission Expires 3/27/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Wayne D. Miller and wife, Cynthia M. Miller

TO
Walter A. Keeler, Jr. and wife, Debbie R. Keeler

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

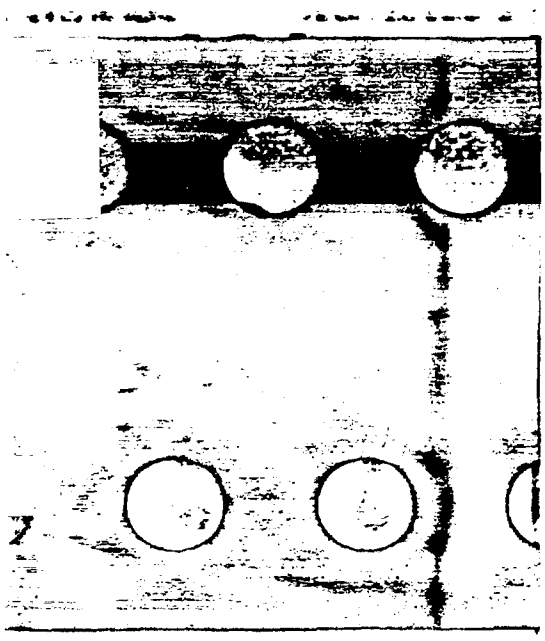
5 9 1 3 5

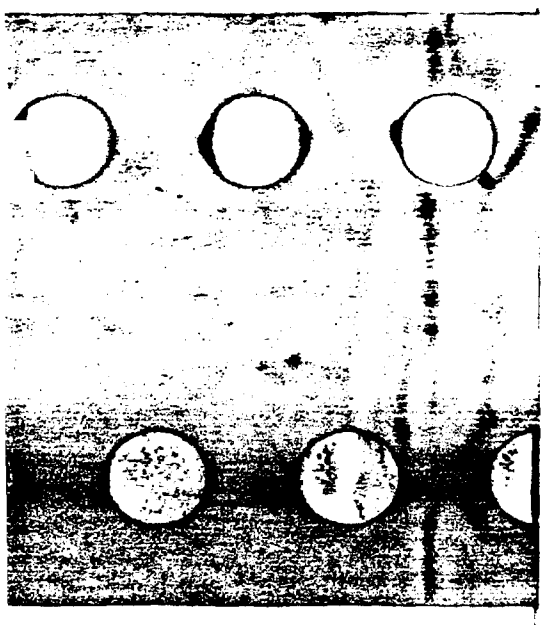
IDENTIFICATION REFERENCE

AUG 10 3 03 PM '89

DAVIDSON COUNTY, TN

7248 08/18 0101 03CHECK 419.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7918 PAGE 551

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	125000.00
			CON TX	412.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	419.50

CHECK 419.50

08/18/89 01 15:04 0001 7248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5913 5.

IDENTIFICATION REFERENCE

AUG 18 3 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240506