ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James David Heins etal	Security Federal Savings & Loan	104-10-161
(NAME)	(NAME)	
3207 OVERLOOK DRIVE	616 Marriott Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37212	Nashville, Tennessee 37230	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7989 PAGE 393

For and in consideration of the sum of ----------($10.00)----------
----------TEN DOLLARS AND NO/100----------DOLLARS

Cash in hand paid by James David Heins and Kelly Anne Witt, and other good and valuable consideration, the receipt of which is hereby acknowledged.

6603 11/22 0101 03CHECK 357.49

RICHARD W. KELLAMS and wife, SUSAN R. KELLAMS
have bargained and sold, and by these presents do transfer and convey unto the said
JAMES DAVID HEINS and KELLY ANNE WITT with right of survivorship

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 198, on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record and described as follows:

BEGINNING at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 197 and 198; thence with the line between said lots, southeasterly 180 feet to a point in the northwesterly line of Lot 202; thence with the line between Lots 198 and 202, northeasterly 52 feet to the common corner of Lots 198 and 199; thence with the line between said lots northwesterly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of the same, southwesterly 70 feet to the beginning.

Being the property conveyed to Richard W. Kellams and wife, Susan R. Kellams by deed of record in Book 7454, page 163, Register's Office for Davidson County, Tennessee.

REFERENCE IS HEREBY MADE TO EXHIBIT"A" ATTACHED HERETO AND MADE A PART HEREOF.

MAIL ENV.

FELIX ... DAVIDSON ... Nov 22 8 52 AM '89

IDENTIF. TREFERENCE 83943

unimproved ( )
This is improved (XX) property, known as 3207 Overlook Drive
(House Number) (Street)

Nashville, Tennessee 37212
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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.

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 November, 19 89.

Richard W. Kellams
RICHARD W. KELLAMS

Susan R. Kellams
SUSAN R. KELLAMS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Richard W. Kellams and wife, Susan R. Kellams, 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, at Office in Nashville, Tennessee, this 17th day of November 19 89

NOTARY PUBLIC

My Commission Expires: 11-21-92

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 himself to be _____ of the _____, the within bargainor, 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 seal, at office in _____, this _____ day of _____

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 105,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 17th day of November .19 89.

My commission expires 1-21-90 Notary Public

This instrument was prepared by:

Union Title Company, Inc., 616 Marriott Drive, Nashville, TN. 37229
Name Address

WARRANTY DEED

FROM
Richard W. Kellams and wife

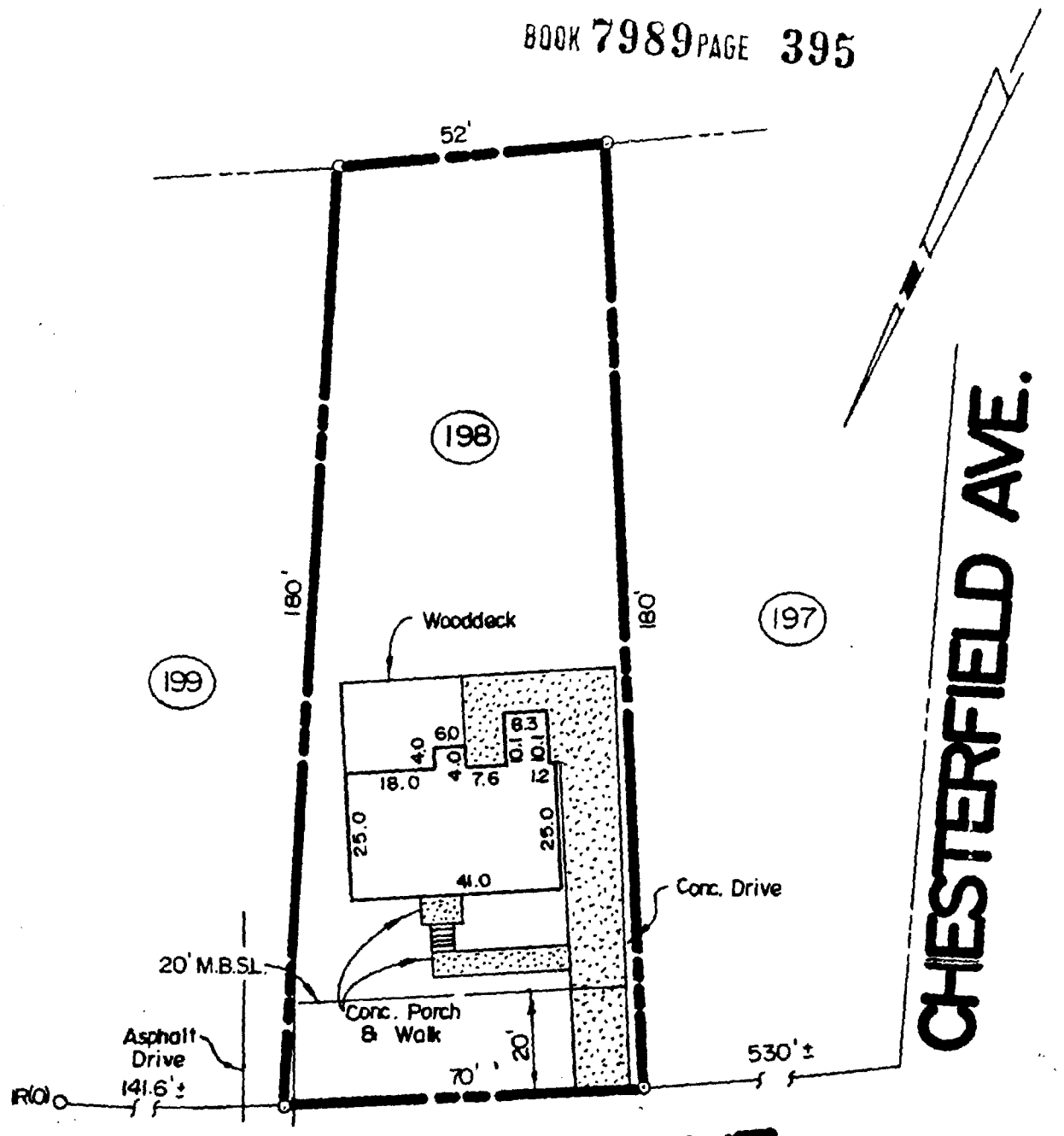
TO
Susan R. Kellams

James David Heins and
Kelly Anne Witt,
with right of survivorship

UNION TITLE COMPANY, INC.
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37229-2574
(615) 889-3191

EXHIBIT "A"

BOOK 7989 PAGE 395



OVERLOOK DRIVE

HOWARD W. ANDERSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 527

MORTGAGE LOAN INSPECTION

Owner: JAMES DAVID HEINES & WIFE, KELLY ANNE WITT

Address: 3207 Overlook Drive, Nashville, Davidson Co., Tennessee

Subdivision: Map of R.W. Grizzard's Subdivision of part of the Bosley Tract (not of record)

Property Map: 104-10 Parcel: 161

Recorded Deed Book 7454 Page 163

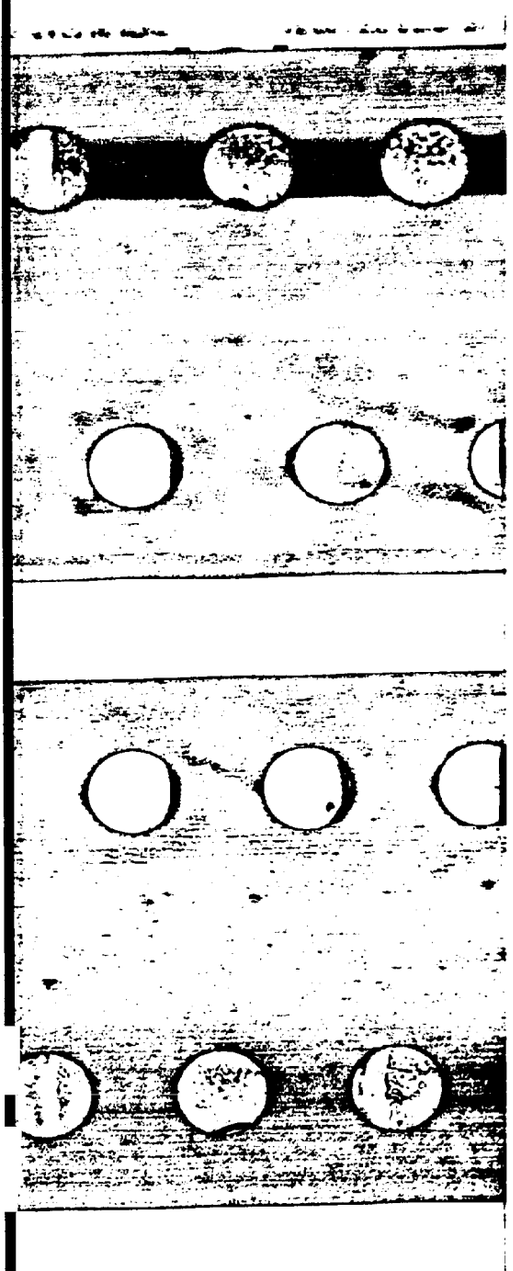
Plat Book _____ Page _____ Scale: 1" = 30' Date 24 Oct 89 Job No 3071-89 L

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of the property lines. No corners were set or reset at the time of inspection.

NOTE: This parcel is, is not included in area designated as SPECIAL FLOOD HAZARD on latest National Flood Insurance Program map received by me as of this date.

Howard W. Anderson
SURVEYOR

A & A ENGINEERS, INC.
P.O. BOX 40048, 504 EAST IRIS DRIVE, NASHVILLE, TENNESSEE 37204
615-297-9558



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7989 PAGE 396

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 105300.00
CON TX 347.49
PRFEE 1.00
MDEED 9.00
TOTAL 357.49
CHECK 357.49

11/22/89 01 08:53 0001 6603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83943

IDENTIF. TREFERENCE

NOV 22 8 52 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269405