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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Billy R. Keeton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1989

Notary Public

MY COMMISSION EXPIRES: 8-24-91
(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: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Billy R. Keeton (NAME) | Leader Federal Bank for Savings (NAME) | |
| 2948 Nautilus Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | 150-2/258 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38101-2926 (CITY) (STATE) (ZIP) | 02DX 03190 |

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, Faxon Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Keeton and wife, Sheila D. Keeton

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. 132 on the Revised Section Two of Harbor Gate, of record in Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Faxon Homes, Inc. by deed of record in Book 7228, Page 569, said Register's Office.

SUBJECT to any and all easements, restrictions, plats and other matters of record.

93232

IDENTIFI REFERENCE

JAN 2 2 15 PM '90

DAVIDSON COUNTY, TN

9417 01/02 0101 03CHECK 290.47

unimproved ( )
This is improved (Y) property, known as 2948 Nautilus Drive, Antioch, TN 37013
(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 my hand this 29th day of December, 1989

Faxon Homes, Inc.

by: [signature]

Authorized Agent

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this ___ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth M. Bailey and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the authorized agent and _____ respectively of the Faxon Homes, Inc. the within named bargainor, a corporation, and that (he) (they) as such authorized agent 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 Kenneth M. Bailey as such authorized agent, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville this the 29th day of December, 89

My commission expires 5-8-91

_____
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

_____

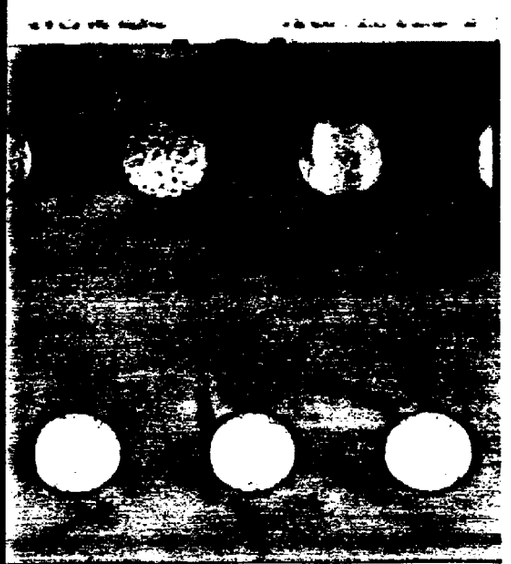
and is authorized by them to execute this instrument on their behalf, as their free act and deed.

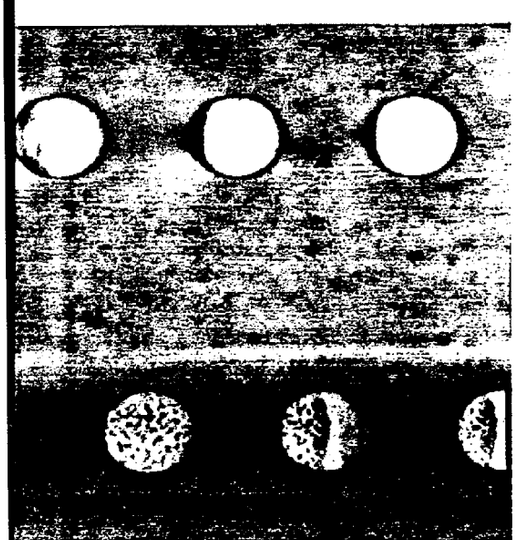
Witness my hand, at office, this _____ day of _____, 19___.

_____
Notary Public

My commission expires:

_____





**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 85900.00
CON TX 283.47
PRFEE 1.00
MTGFEE ~~6.00~~
TOTAL ~~290.47~~
CHECK 290.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/90 01 14:15 0001 9417

93232

IDENTIFICATION REFERENCE

JAN 2 2 15 PM '90

DAVIDSON COUNTY, TN

No. 280579