Fee 21.50

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James M. O'Keefe et ux.	Murray Mortgage Company	Map and Parcel
112 Briar Oaks Court	ATTN: Tax Department	64-09-204
Old Hickory, TN 37138	5580 LBJ Freeway	
	P.O. Box 809038	
	Dallas, TX 75380-9038	

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lacie D. Maynard, unmarried,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James M. O'Keefe and wife, Margaret A. O'Keefe,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mark A. Maynard and wife, Lacie D. Maynard, by deed from Centex Homes Corporation, a Nevada Corporation, of record in Book 7235, Page 664, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lacie D. Maynard, unmarried, by Quitclaim Deed from Mark A. Maynard, unmarried of record in Book 8033, Page 771, said Register's Office.

The is improved property commonly known as 112 Briar Oaks Court, Old Hickory, Tennessee 37138.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 6250, Pages 384and 385, said Register's Office and all matters therein; (2) Deed of Trust of record in Book 7235, Page 667, said Register's Office; (3) Restrictive Covenants of record in Book 6596, page 797, said Register's Office; (4) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7235, Page 667, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $89,900.00.

James M. O'Keefe
Affiant

Subscribed and sworn to before me this 10th day of January, 1990.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

NOTARY PUBLIC LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of January, 1990.

Lacie D. Maynard

Lacie D. Maynard

5634 01/29 0101 03CHECK 303.67

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lacie D. Maynard, unmarried, with whom I am personally acquainted, or who 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 19th day of January, 1990.

Cindy S. Smith

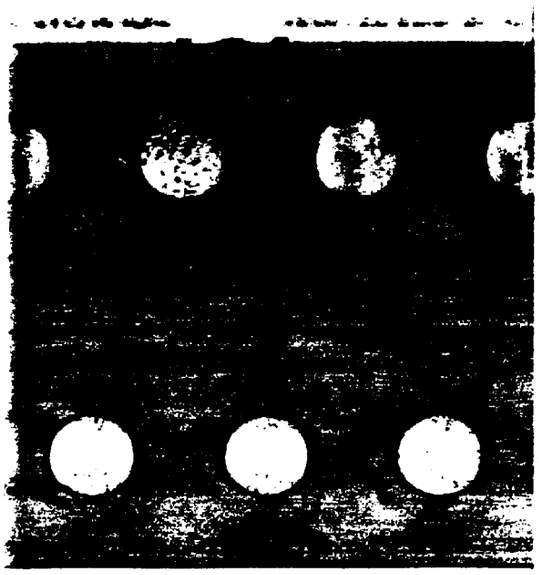
Notary Public
My Commission Expires: 11-2-90

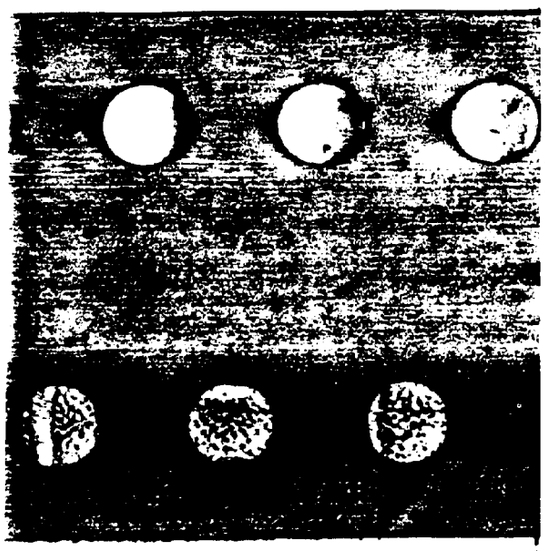
NOTARY PUBLIC AT LARGE TENNESSEE

99501

IDENTIF. REFERENCE

Jan 29 9 31 AM 90





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

RECEIVED OF _____

FOR _____

BOOK 8033 PAGE 781

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	89900.00
			CON TX	296.67
			PRFEE	1.00
			WDEED	6.00
			TOTAL	303.67
			CHECK	303.67
01/29/90	01	09:28	0001	6834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99501

IDENTIF. TREFERENCE

JAN 29 9 31 AM '90

DAVIDSON COUNTY TN.

No. 287398