PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31498)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 185000.00

Helayne O'Keiff
Affiant

Sworn and subscribed before me this 24th day of January, 1992.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Gustav M. O'Keiff, Jr.
6316 Bresslyn Road
Nashville, TN 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
Countrywide Funding Corporation
155 N. Lake Avenue
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS
115-15-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melborne Williams, Jr. and spouse, Anne L. Williams,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gustav M. O'Keiff, Jr. and spouse, Helayne O'Keiff,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of West Meade Farms Inc. Section P. of record in Book 2133, Page 22, Register's Office for said County.

Said Lot No. 254 fronts 212 feet on the northerly margin of Bresslyn Road and extends back 214.8 feet on the easterly line and 280.5 feet on the westerly line to a broken line in the rear, measuring 217.2 feet thereon.

Being the same property conveyed to Melborne A. Williams and wife Anne L. Williams, by deed from B.H. Abernathy, and wife, Elisabeth C. Abernathy of record in Book 6966, Page 703, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is made subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Melborne Williams, Jr. and Anne L. Williams by Fred Pilkerton as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

7.9952 IDENTIFICATION REFERENCE JAN 29 11 34 AM '92 DAVIDSON COUNTY, TN

0:87 01/29 0101 03CHECK 691.50

This is improved property, known as: 6316 Bresslyn Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 1992.

Melborne Williams, Jr.
Melborne Williams, Jr., By: Fred Pilkerton, Atty-In-Fact

Anne L. Williams
Anne L. Williams, By: Fred Pilkerton, Atty-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred Pilkerton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Melborne Williams, Jr., and Anne L. Williams** as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of January, 1992.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Melborne Williams, Jr. and Anne L. Williams

TO: Gustav M. O'Keiff, Jr. and Helayne O'Keiff

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Fred Pilkerton
Fred Pilkerton, Affiant

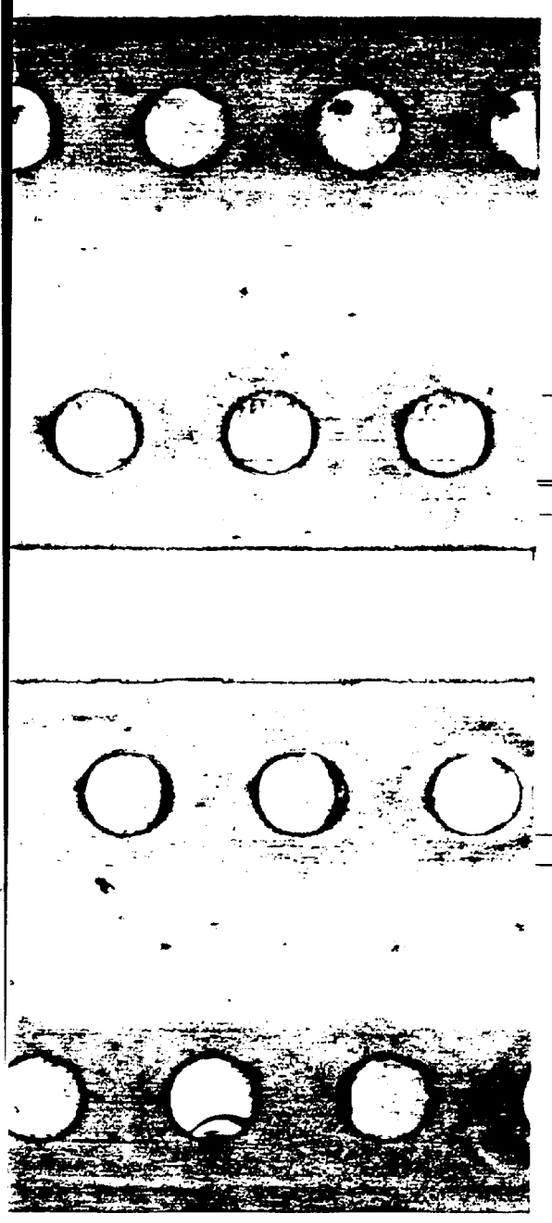
Sworn to and subscribed before me this

24th day of January, 1992.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 8537 PAGE 365

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
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 6.00
TOTAL 691.50
CHECK 691.50

01/29/92 01 10:37 0001 0683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9952

IDENTIFICATION REFERENCE

JAN 29 10 34 AM '92

DAVIDSON COUNTY, TN

No. 497038