STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: 2/25/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201
File 32130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Fox (NAME)	Countrywide Funding Corporation (NAME)	MAP 141-15-C
6920 River Ridge Drive (ADDRESS)	155 North Lake Ave.P.O. Box 7137 (ADDRESS)	PARCEL 37
Nashville, Tn 37221 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	9D 77004

FOR AND 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, Michael W. Keaton and wife, Cynthia S. Keaton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy D. Fox and wife, Gina S. Fox

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 140 on the Plan of Rolling River Estates, Phase 5, as of record in book 5800, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to Michael W. Keaton and wife, Cynthia S. Keaton by deed from Roger C. Wiggins and wife DiAnn K. Wiggins of record in Book 7587, Page 163, Register's Office for Davidson County, Tn.

The foregoing is the same legal description as appears in the previous deed of record.

94 FEB -1 PM 2:16
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0974 02/01 0101 03 CHECK 13.00

13484
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 6920 River Ridge Drive, Nashville, Tn 37221
(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 our hand S this 28th day of January, 19 94

Michael W. Keaton
Michael W. Keaton

Cynthia S. Keaton
Cynthia S. Keaton

DCTN01W 12/88

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 Michael W. Keaton and wife, Cynthia S. Keaton

the bargainor S, 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 28th day of January, 19 94

Commission expires 1/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

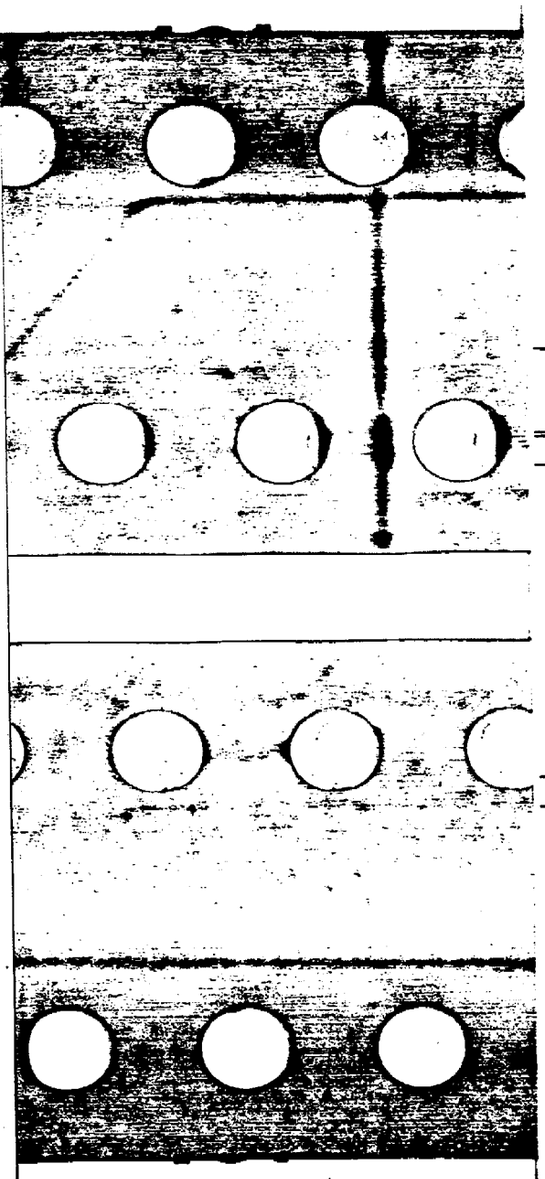
Notary Public

WARRANTY DEED

FROM
Michael W. Keaton and wife, Cynthia S. Keaton

TO
Timothy D. Fox and wife, Gina S. Fox

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File 32130



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

RECEIVED OF _____

FOR _____

BOOK 9236 PAGE 982

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	
				130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	490.00
			CHECK	490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/94 01 14:16 0001 0974

13484
IDENTIF. # REFERENCE

94 FEB -1 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751968