B. 9447 PAGE 161

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Grady Ray Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

17th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES 12/21/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grady Ray Keith, Jr. (NAME)	Leader Federal Bank for Savings (NAME)	43-9-139
606 Delaware Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

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, Debra C. Watson, married

264.30

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grady Ray Keith, Jr. and wife Betty F. Keith

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 Lots Nos. 26, 27 and the northerly 35 feet of Lot No. 28, Block "F", Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee. Said Lots Nos. 26 and 27 adjoin and front together 50 feet on the easterly side of Delaware Avenue and run back between lines, 218 feet on the southerly line of Lot No. 27 and 220 feet, more or less, on the northerly line of Lot No. 26, to a dead line, and measures 50 feet thereon. Said northerly 35 feet of Lot No. 28 fronts 35 feet on the easterly side of Delaware Avenue and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to Debra C. Watson, by Deed of record in Book 9365, Page 481, Register's Office for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

The spouse of Debra C. Watson is joining in this conveyance to convey to Grantees any interest he may have in said property by virtue of his marriage to Grantor.

unimproved ( )
This is improved (X) property, known as 606 Delaware Avenue (House Number) (Street) Madison TN 37115 (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. 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 hand(s) this 17th day of August, 19 94

Debra C. Watson

Debra C. Watson

Bob Watson

Bob Watson

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra C. Watson, married

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 17th day of August, 19 94.

Commission expires 1-3-96

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 (his oath) upon (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

PICK-UP

Furnished by:

94 AUG 26 AM 9:59

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

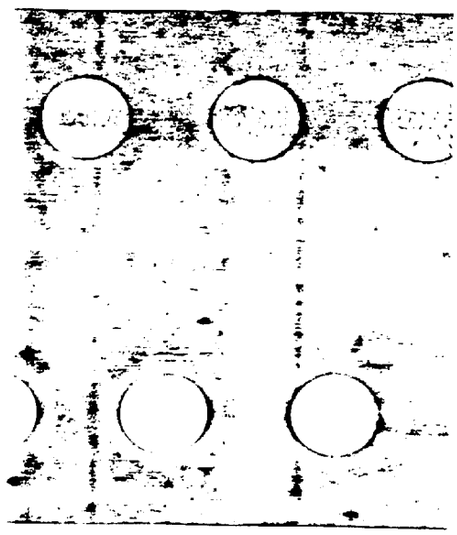
85064

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 Bob Watson the bargainor (s), with whom I am personally aquainted 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 17th day of August, 1994.

Commission expires 9-21-96

Notary Public





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 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

DAMT 69000.00
DON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

08/26/94 01 09:58 0001 2134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 AUG 26 AM 9:5
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

85064
IDENTIF. ↑ REFERENCE

No. 828541