BOOK 9589 PG 406

93 FEB -5 AM 10:23

32050

IDENTIFICATION REFERENCE

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Woodard, Lincoln & Cron
Attorneys at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me on this the 2 day of February, 1993.

NOTARY PUBLIC
My Commission Expires: 5-19-96

MORTGAGEE:

ITT FINANCIAL SERVICES
605 Hwy. 169 North, Suite 1200
Minneapolis, MN 55441

Address New Owner:	**Send Tax Bills to:**	**Map-Parcel**
FREDERICK KELLERS SR.,et ux	Owners	83-3-351
1401 Campbell Circle		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, **ITT FINANCIAL SERVICES CORPORATION**, hereinafter called the GRANTOR, has bargained and sold and by these presents, does transfer and convey unto **FREDERICK KELLERS, SR. and wife, LUCRETIA ANN KELLERS**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LOT No. 7-B on the Plan of Campbell Acres Resub. of Lots 4-8, as of record in Book 6250, Page 155, Register's Office, Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.
>
> BEING the same property conveyed to ITT Financial Services Corporation by Trustees Deed from Larry A. Weissman and/or Wanda Hayes, Successor Trustees, of record in Book 9357, page 358, Register's Office for Davidson County, Tennessee.

This property is known as 1401 Campbell Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

This property is sold in "AS IS" condition.

WITNESS my hand this the 1 day of February, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ITT FINANCIAL SERVICES CORPORATION

By: K.L. Burns
Its: Vice President

STATE OF MINNESOTA

COUNTY OF HENNEPIN

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared K.L. Burns Vice President with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be Vice President or other officer authorized to execute the instrument of the ITT FINANCIAL SERVICES CORPORATION, the within named bargainor, a corporation, and that K.L. Burns, as such Vice President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/herself as Vice President.

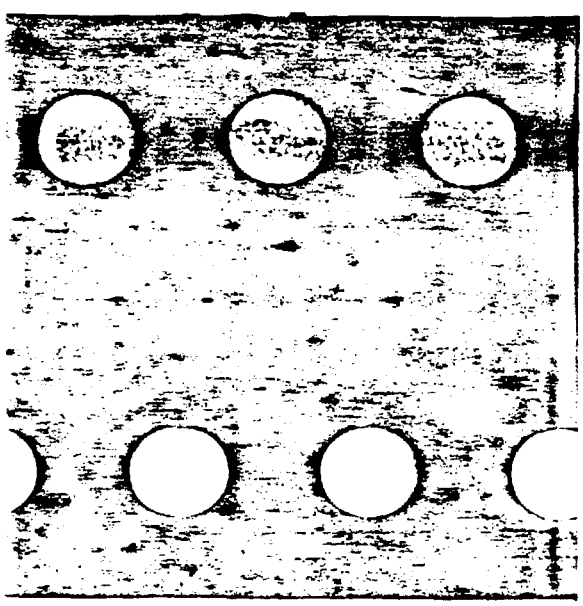
WITNESS my hand and official seal at Minneapolis, Minnesota, this the 1 day of February, 1995.

SUSAN T. MOATS
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

Susan T. Moats
NOTARY PUBLIC

My commission expires: Jan. 31, 2000

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

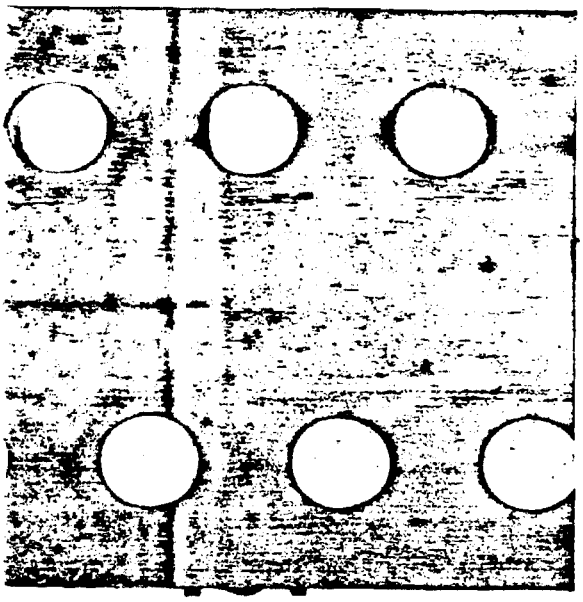
RECEIVED OF _____

FOR _____

BOOK 9589 PG 408

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	25000.00
CON TX	92.50
PRFEE	1.00
[illegible]	8.00
TOTAL	101.50
CHECK	101.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32050
IDENTIFICATION REFERENCE

95 FEB -6 AM 10:23

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

02/06/95 01 10:23 0001 9413

No. 879158