WARRANTY DEED

BOOK 9643 PG 685

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Keeneth (NAME)	Countrywide Funding Corporation (NAME)	171-08-0-A
5409 Cottonport Drive (ADDRESS)	400 Countrywide Way (ADDRESS)	150.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Simi Valley, CA 93065 (CITY) (STATE) (ZIP)	

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, Joseph M. Jayson and wife, Karen G. Jayson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald G. Keeneth and wife, Mary E. Keeneth

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, TN, being Lot No. 150 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, Pages 529 & 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph M. Jayson and wife, Karen G. Jayson by deed from Radnor Homes, Inc. of record in Book 9107, Page 409, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7430, Page 784, amended in Book 7565, page 57, further amended in Book 7824, page 254, Declaration of covenants, conditions and restrictions in Book 7637, page 925, amended in Book 8313, page 932, Agreement in Book 7350, page 137, Deeds of conveyance in Book 8486, page 332 and Book 8486, page 336 and Charter in Book 7621, page 600, and all matters shown on the Plan of Record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Countrywide Funding Corporation, of record in Book 9107, Page 412, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 5409 Cottonport Drive, Brentwood, TN 37027
(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 10th day of April 19 95

Joseph M. Jayson

Karen G. Jayson

BOOK 9643 PG 686

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Jayson ~~and wife Karen G. Jayson~~

the bargainor ~~X~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he ~~executed~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of April, 1995.

Commission expires June 28, 1995

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Jayson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Karen G. Jayson and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 10th day of April, 1995.

Notary Public

My commission expires 6/28/95

IDENTIF. & REFERENCE

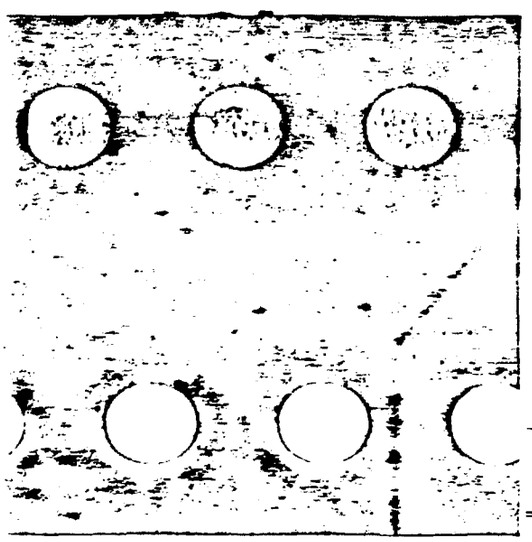
50875

95 APR 12 PM 1:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0124 04/12 0101 03CHECK

778.60



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

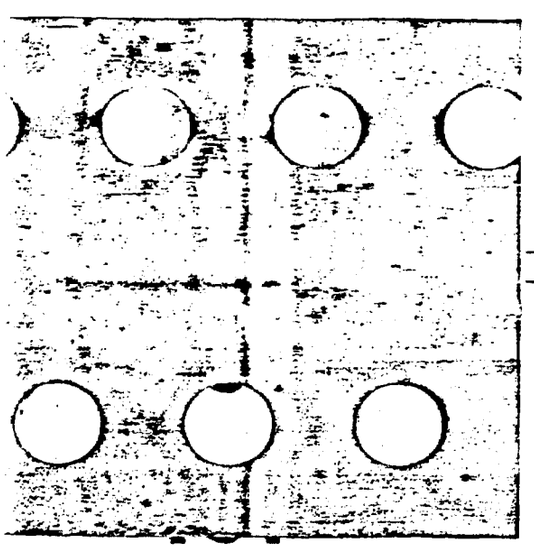
RECEIVED OF _____

FOR _____

BOOK 9643 PG 687

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
208000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

STATE TAX	769.60
PRFEE	1.00
WDEED	8.00
TOTAL	778.60
CHECK	778.60

04/12/95 01 13:38 0001 0124

50875
IDENTIF. # REFERENCE

95 APR 12 PM 1:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 899616