THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road - Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9841-738

The actual consideration or value, whichever is greater, for this transfer is $ 62,500.00

Affiant

Subscribed and sworn to before me, this 26th day of October 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBBIE KEELER 1711 Forrest Avenue Nashville, Tennessee 37206	NATIONSBANC MORTGAGE 2059 Northlake Parkway Tucker, Georgia 30084	MAP 83-10 PARCEL 260

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND FIVE HUNDRED AND NO/100-- ---------- ($ 62,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WANDA MORTON WIGAND, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROBBIE KEELER, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly one-half of Lot No. 84 on the Map of Lockeland as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 84 fronts 50.0 feet on the northerly side of Forest Avenue and extends back between parallel lines 325.0 feet more or less to a deadline.

BEING the same property conveyed to Wanda Morton Wigand by deed from Bonnie Faye Boyd and husband, Philip T. Boyd, of record in Book 9511, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 1711 Forrest Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lockeland of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of October, 19 95.

WANDA MORTON WIGAND

BOOK 9841 PG 719

PLAT IS TOO LARGE

DAVIDSON COUNTY, TENN.

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 WANDA MORTON WIGAND, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

95 OCT 30 AM 10:07
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

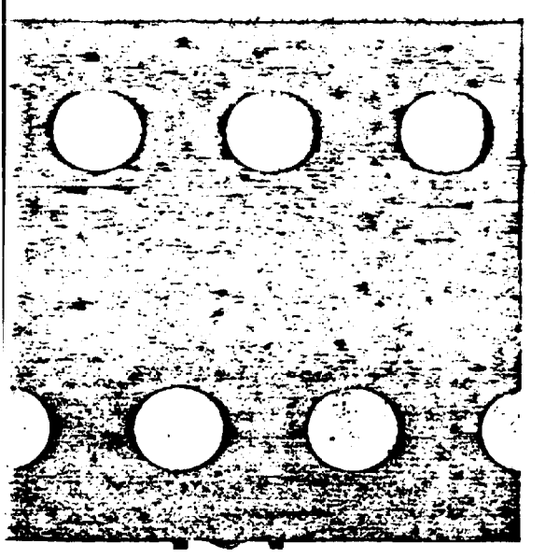
240.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9841 PG 710

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

DANT	62500.00
DON TX	231.25
PRFEE	1.00
MDEEI	8.00
TOTAL	240.25
CHECK	240.25

[illegible] 02 10:07 0001 1920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115995

[illegible] REFERENCE

95 OCT 30 AM 10:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970580