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THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9953 PG 584
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 96
R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY
Notary Public
MY COMMISSION EXPIRES: Nov 20, 1996
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey J. O'Keefe (NAME)	Leader Federal Bank For Savings (NAME)	130-5-44
121 West Tyne Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, Tn 38103 (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, William L. Payne, Jr. and wife, Genevieve K. Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey J. O'Keefe and wife, Lori L. O'Keefe

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. 17 on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, of record in Book 1130, page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 104 feet on the southerly margin of West Tyne Drive and extends back 210 feet on the westerly line and 210 feet on the easterly line to a dead line in the rear, measuring 104 feet thereon.

BEING the same property conveyed to William L. Payne, Jr. and wife, Genevieve K. Payne by deed from Craig Parrish, Sr. and spouse Bette Sue Parrish, of record in Book 8888, page 234, Register's Office for Davidson County, Tennessee.

96 FEB 21 AM 11:45
FELIX Z. BRASHEAR REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0152305

unimproved ( )
This is improved (X) property, known as 121 West Tyne Drive, Nashville, TN 37205
(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 16th day of February 19 96

William L. Payne, Jr.

Genevieve K. Payne

BOOK 9953 PG 585

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 William L. Payne, Jr. and wife, Genevieve K. Payne

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 16th day of February 1996.

Commission expires Nov 26, 1996

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. L. MOORE

STATE OF TENNESSEE
COUNTY OF

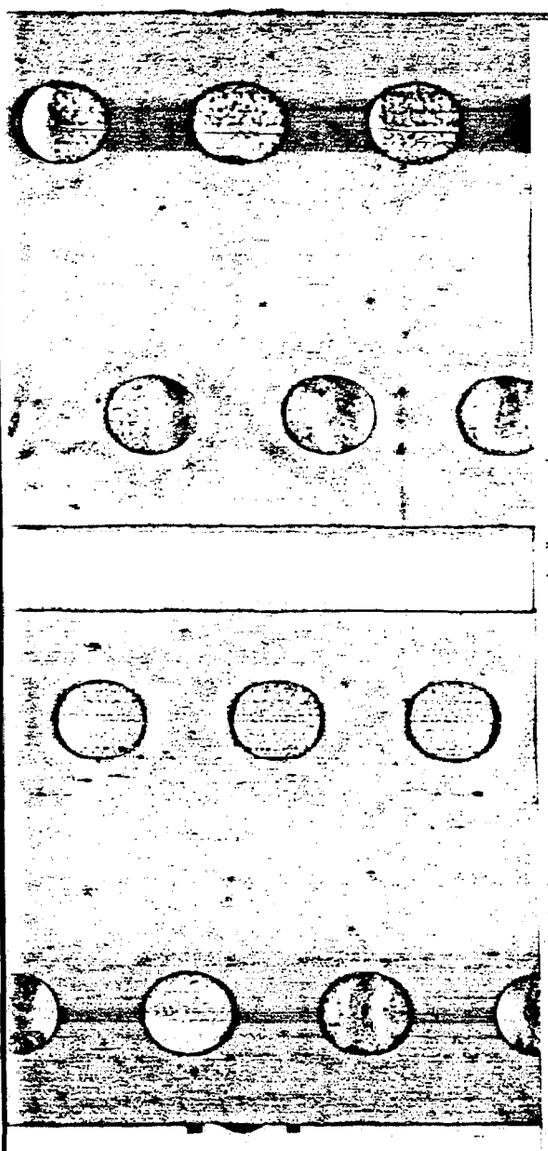
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

0034 02/21 0101 03CHECK 730.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9953 PG 586

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 8.00
TOTAL 730.50
CHECK 730.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02-22-96 01 1148 5001 0034

0152305
IDENTIFICATION REFERENCE

96 FEB 21 AM 11:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1008207