THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE) BOOK 10206 PG 594
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 59,466.25

Bobbie Keeler
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 26th day of September 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBBIE R. KEELER 5135 Hunters Point Lane Hermitage, Tennessee 37076	BOATMEN'S NATIONAL MORTGAGE, INC. 4041 Knight Arnold Road Memphis, Tennessee 38118	MAP 98-5 PARCEL 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND FOUR HUNDRED SIXTY SIX AND 25/100---------- ($ 59,466.25) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, ROBERT N. HOFF AND WIFE, CAROLMARIE K. HOFF hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBBIE R. 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 Lot No. 47-B on the Plan of Hunter's Point Subdivision, Zone Lot Division, Lots 10, 11, 24, 46 and 47, as of record in Plan Book 6250, page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Robert N. Hoff and wife, Carolmarie K. Hoff, by deed from James A. Williamson and wife, Julie A. Williamson, of record in Book 7127, page 652, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a Deed of Trust in favor of National Mortgage Company of record in Book 6864, page 162, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 5135 Hunters Point Lane, Hermitage, Tennessee 37076

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 s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Hunter's Point S/D Zn Lt Div Lts 10,11,24,46 & 47 of record in Book 6250, page 274, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their 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 we have hereunto set our hands on this the 26th day of September, 19 96.

Robert N. Hoff by Karen Hoff Attorney in fact
ROBERT N. HOFF

Carolmarie K. Hoff by Karen Hoff Attorney in Fact
CAROLMARIE K. HOFF

Robbie Keeler
ROBBIE KEELER

MITCHELL A. WATERS NOTARY PUBLIC AT 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 ROBBIE KEELER, 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 September, 19 96.

Mitchell A Waters
Notary Public

My Commission Expires: November 22, 1997

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Hoff to me known to be the person who executed the foregoing instrument in behalf of Robert N. Hoff and Carolmarie K. Hoff and acknowledged that she executed the same as the free act and deed of the said Robert N. Hoff and Carolmarie K. Hoff.

WITNESS my hand and seal this 26th day of September, 1996.

Mitchell A Waters
Notary Public

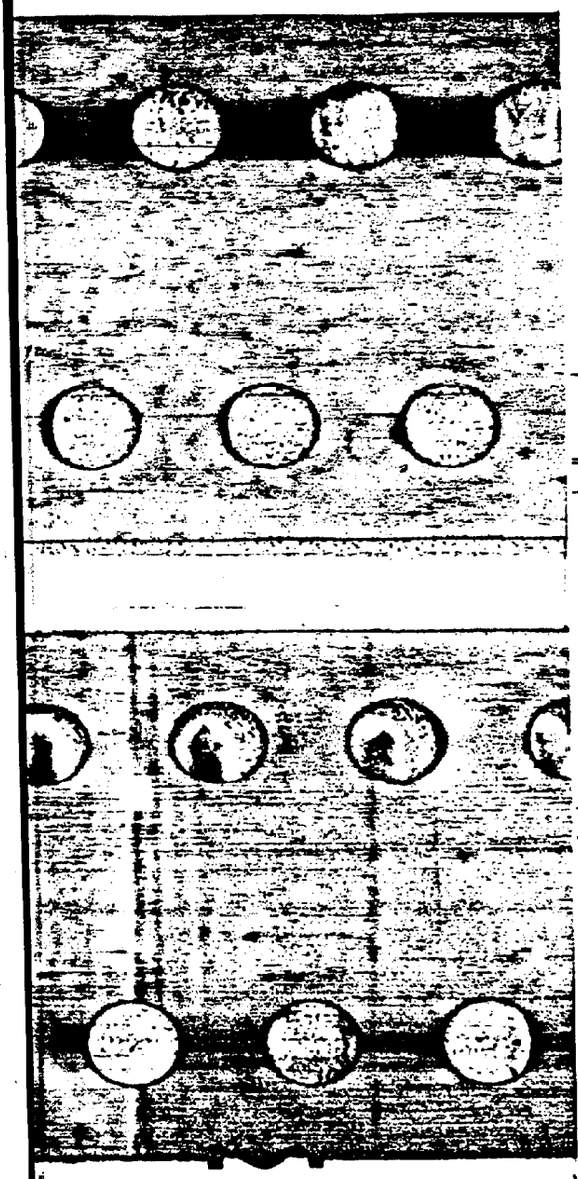
My commission expires: 11/22/97

MITCHELL A. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

405 09/30 01:01 03CHECK 229.

96 SEP 30 AM 9:19
PEGGY WILSON REGISTER
DAVIDSON COUNTY, TN.

0230506
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10206 PG 596

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 59466.25
				CON TX 220.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 229.03
				CHECK 229.03
			09/30/96 01	09:22 0001 4059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230506
IDENTIF. ↑ REFERENCE

96 SEP 30 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036454