BOX 15

BOOK 10513 PG 701

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 161,500.00

William B. Hawkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Hawkins, Jr. (NAME)	CTX Mortgage Company (NAME)	116-8 #13
3603 Woodmont Lane (ADDRESS)	P. O. Box 19000 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Virginia A. Keller, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Hawkins, Jr., unmarried

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 the south part of Lot No. 8 and the northwest triangular part of Lot No. 9 of Block "B" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Woodmont Lane at the corner of Lots Nos. 8 and 9; thence with the margin of Woodmont Lane, northerly 95 feet to a point, the common corner of Lots No. 7 and 8; thence westerly 144 feet, more or less, to the rear line of Lot No. 8, which is 15 feet southeast of the corner of Lots 7 and 8; thence southeasterly with the rear line of Lots Nos. 8 and 9, 135 feet to a point, which is 15 feet southeast from the corner of Lots 8 and 9; thence northeasterly 133.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Edwin E. Keller and wife, Virginia A. Keller by deed from Floyd Adkisson and wife, Cora Lee Adkisson of record in Book 2016, page 218, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

9779 07/01 0101 03CHECK 606.55

Unimproved ( ) This is Improved ( ) property, known as 3603 Woodmont Lane, Nashville, TN 37215
(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 my hand this 27th day of June 19 97

Virginia A. Keller By Raffie Keller Att'y-IN-Fact
Virginia A. Keller

BOOK 10513 PG 702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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 DAVIDSON

On this 27th day of June, 1997, before me personally appeared Ralph E. Keller, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Virginia A. Keller, and acknowledged that he executed the same as the free act and deed of the said Virginia A. Keller.

My Commission Expires:

March 25, 2000

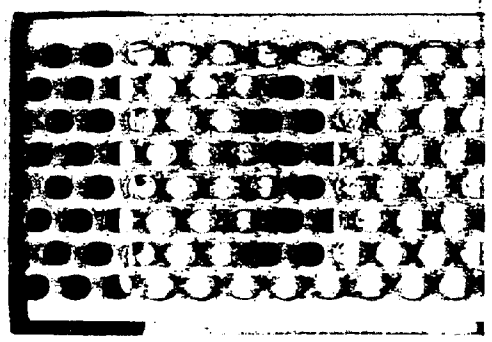
Lee E. Cranford, Notary Public

Warranty Deed from Virginia A. Keller, to William B. Hawkins, Jr.,

Return to:
Steltemeier & Westbrook, Attys.
2092 Richard Jones Rd., C 101
Nashville, TN 37215

032990

97 JUL -1 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

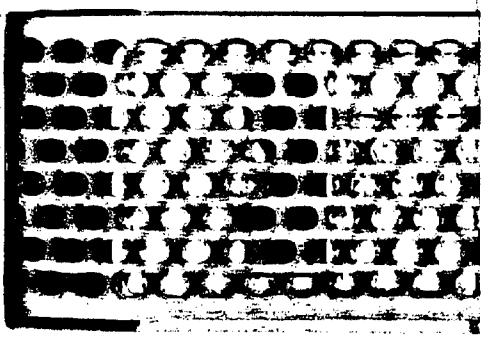
RECEIVED OF _____

FOR _____

BOOK 10513 PG 703

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 161500.00

CON TX 597.55

PRFEE 1.00

WDEED 8.00

TOTAL 606.55

CHECK 606.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/97 01 15:51 0001 9779

0321990

IDENTIFICATION REFERENCE

97 JUL -1 PM 3:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1169563