FILE BOOK 48

WARRANTY DEED

BOOK 10537 PG 985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,781.26

Cleo A. Keeler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF July 19 97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleo Keeler	Collateral Mortgage, LTD	MAP 149-11-0-A
(NAME)	(NAME)	
1305 Rice Hill Circle	1900 Crestwood Blvd.	PARCEL 48 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35210-2050	
(CITY) (STATE) (ZIP)	(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, Tonya Fletcher, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cleo Keeler and Cynthia Myers, both 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:

BEING Lot No. 48, on the plan of Rice Hill Phase 3, P.U.D., of record in Plat Book 6900, Page 292, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tonya Fletcher, unmarried by deed from Judy T. Ford, unmarried, of record in Book 9751, Page 40, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6812, Page 48, Book 8348, Page 518, Book 6824, Page 986, and Book 7097, Page 613, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 6812, Page 55, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Bobby M. Lamb and Wife, Sandra F. Lamb, to Richard P. Sims, Trustee, for Tennessee Mortgage Company, dated February 28, 1989, and filed for record in Book 7791, Page 417, Register's Office for said County, with an unpaid principal amount of approximately $ 66,781.26, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is improved (X) unimproved ( ) property, known as 1305 Rice Hill Circle, Antioch, TN 37013
(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 18th day of July 19 97

Tonya Fletcher
Tonya Fletcher

BOOK 10537 PG 986

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 Tonya Fletcher, 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 at Nashville, Tennessee, this 18th day of July, 19 97.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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_____.

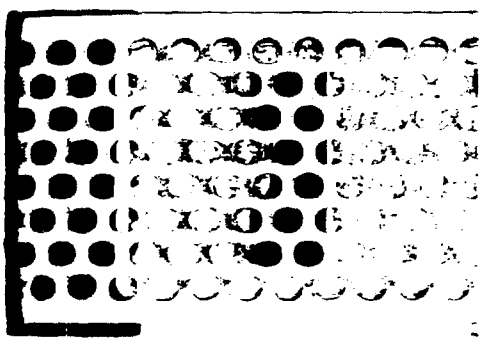
My commission expires _____

Notary Public

0328946

97 JUL 22 AM 11:11

7410 07/22 0101 C-0001



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

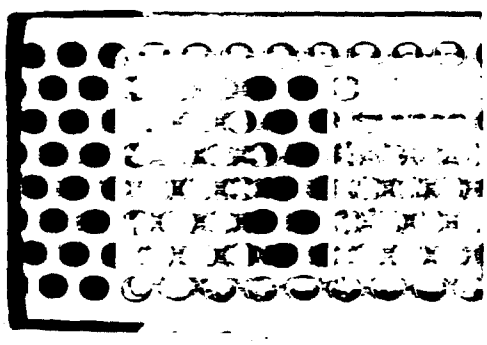
BOOK 10537 PG 967

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

CAPT 70782.2
CO TX 259.85
PRFEE 1.00
MDEED 6.00
TOTAL 317.85
CHECK 317.85
07/22/97 01 11:1: 00:1 7410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



032891;6

IDENTIFICATION

97 JUL 22 AM11:11

DAVIDSON COUNTY REGISTER

No. 1177093