*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Terry R. Ishmael
1337 Quail Valley Road
Nashville, TN 37214-4220

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 71-15
PARCEL 283

**WARRANTY DEED**

BOOK 11175 PAGE 723

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Christopher A. Keen, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Terry R. Ishmael, unmarried, hereinafter called the Grantee, his 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 and the southerly 4 feet of Lot 46, on the Plan of Sharpe and Horns, of record in Plat Book 151, Page 53, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 47 and part of Lot No. 46 front together 54 feet on the westerly side of Joseph Avenue and extends back between parallel lines 145 feet to an alley.

Being the same property conveyed to Christopher A. Keen, by deed from Clifford M. Proctor, a widower of record in Book 10090, Page 110, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 53, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1998 have been pro-rated and PAID.

Vickie M. Keen joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

9323 10/29 0101 03CHECK 177.50

This is improved property known as 1212 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terry R. Ishmael, unmarried, his heirs and assigns, forever; and we, Christopher A. Keen and wife, Vickie M. Keen do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of October, 1998.

Christopher A. Keen

Vickie M. Keen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christopher A. Keen and Vickie M. Keen the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of October, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of October, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 OCT 29 AM 10:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0505337

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11175 PAGE 725

| | | |
|---|---|---|
| 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 45000.00 |
| | | | | CON TX 166.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 177.50 |
| | | | | CHECK 177.50 |
| | | | 10/29/98 01 | 10:39 0001 9323 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0505337
IDENTIF. ↑ REFERENCE

98 OCT 29 AM 10:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1364493