WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,798.83
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF November, 19 99

DEANIE L. GREGORY NOTARY PUBLIC LARGE DAVIDSON COUNTY

Notary Public
My Commission Expires MAR 23, 2002
MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Carole Keith (NAME)	Same as New Owner (NAME)	MAP 51-6
1025 S. Graycroft Avenue (ADDRESS)	1025 S. Graycroft Avenue (ADDRESS)	PARCEL 48
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Madison, Tn 37115 (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, Beverly Y. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carole Keith

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. 2-A on the Plan of the Resubdivision of Lot No. 3, Pleasant Acres, Section Five and Lot No. 2, Pleasant Acres, Section One, of record in Book 4300, Page 26, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Kenneth J. Keith and Beverly Y. Allen as joint tenants with right of survivorship by Warranty Deed from Ron L. Donaldson and wife, Theresa A. Donaldson of record in Book 8734, Page 83, Register's Office for Davidson County, Tennessee. The said Kenneth J. Keith having since died on February 9, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2155, PAGE 547 AND BOOK 2445, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF THE RESUBDIVISION OF LOT NO. 3 OF PLEASANT ACRES, SECTION FIVE AND PLEASANT ACRES, SECTION ONE, OF RECORD IN BOOK 4300, PAGE 26, SAID REGISTER'S OFFICE. THIS CONVEYANCE IS FURTHER MADE SUBJECT TO PROPERTY TAXES FOR 1999 WHICH THE GRANTEE HEREIN AGREES TO PAY.

unimproved ( )
This is improved (X) property, known as 1025 S. Graycroft Avenue, Madison, Tn 37115
(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 October, 19 99

✓ Beverly Y. Allen
Beverly Y. Allen

11/04 0101 03CHECK 169.36

99 NOV -4 AM 10:33

REFERENCE

06542811

OFFICIAL SEAL
BETTY J. BLADES
NOTARY PUBLIC-OREGON
COMMISSION NO 327237
MY COMMISSION EXPIRES SEPT. 16, 2003

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~XXXXXXX~~ MARION

Personal'y appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Y. Allen

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 ~~XXXXXXX~~ SALEM OREGON ~~XXXXXXX~~ this 27 day of October 19 99.

Commission expires 9-16-2003

Betty J. Blades
Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 11732 PAGE 81

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11732 PAGE 82

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

06542 81 REFERENCE

99 NOV -4 AM 10:33

CAMT	42798.63
CON TX	158.36
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	169.36
CHECK	169.36

11/04/99 01 10:34 0001 7970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535706