FILE BOX 45

WARRANTY DEED

Instr:200007110068763 Page: 1 OF 2
REC'D FOR REC 07/11/2000 2:46:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $318.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

L. Oden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF July 20 00

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 1/24/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Lorie Oden	Tucker Federal Bank, d/b/a	MAP 83-10
(NAME)	(NAME)	
1808 Forrest Avenue	P. O. Box 211788	PARCEL 285
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Augusta, GA 30917-1788	
(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, Bennett P. Keister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorie Oden, 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 Lot No. 67 and the westerly 42 feet of Lot No. 66 of Chadwell Home Place, Plan of Lockeland, East Nashville, of record in Plat Book 57, Page 135, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 92 feet on the south margin of Forrest Avenue, formerly Morrow Street, and run back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Bennett P. Keister, a single person, by deed from Joseph T. Botz, a single person, of record in Book 10510, Page 222, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 135, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1808 Forrest Avenue, Nashville, TN 37206
(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 10th day of July, 20 00

Bennett P. Keister

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 Bennett P. Keister

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 20 00

Commission expires ~~March 24, 2001~~ 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public