WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/01 11:01 2pgs
Fees:11.00 Taxes:181.30

20010108-0002234

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Frank L Keeling Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
4th DAY OF January 2001

5/28/03

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RICHARD MASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Keeling Jr.		47-55
(NAME)	(NAME)	
4522 Sulphur Creek	4800 TRUMPET CIRCLE	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37218	NASHVILLE, TN 37218	
(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, Marcella Bowers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank L. Keeling 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:

Tract or parcel of land in the 13th Civil District, Davidson County, State of Tennessee, as follows:

Beginning in the center of the county road and running thence N. 45 degrees W. 12 poles to a stone; thence N. 24 ¾ degrees E. 40 poles to a stooping oak; thence E. 24 poles to a large oak; thence N. 40 ½ degrees E. 9 poles to an Elm; thence S. 78 degrees E. 15 ½ poles to a hickory; thence S. 53 degrees E. 28 poles to an elm stump; thence S. 66 degrees E. 17 ¼ poles to a stone on a ridge; thence S. 1 ½ degrees W 24 ¾ poles to a stone and thence N. 89 degrees W. 91 poles to the beginning, containing by survey twenty-five acres.

Included in the above but excluded from this conveyance is that portion thereof described in the deed from Sherlie Kelly, et al to New Hope Baptist Church of record in Book 5332, page 20, Register's Office for said County.

Being part of the same property conveyed to Arthur Kelley and Lela Kelley by deed from John Summers of record in Book 712, page 692, Register's Office for said County, the said Arthur Kelley having predeceased Lela Kelley and the said Lela Kelley having since died.

unimproved ( )
This is improved ( ) property, known as 4522 Sulphur Creek, Nashville, Tn 37218
(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 4th day of January 2001

Marcella Bowers

Marcella Bowers

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 Marcella Bowers,

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 4th day of January, 2001.

Commission expires _____

RICHARD MANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

My Commission Expires MAY 28, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public