PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42159
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/12/01 10:49 2pgs
Fees:11.00 Taxes:332.63
20010212-0013307

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Lester Keith 317 Weaver Drive Nashville, TN 37217	SAME

TAX MAP-PARCEL NUMBERS: 120-10-23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 89,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James David Misner and William Albert Misner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Lester Keith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Seven Oaks Section No. 1 of record in Book 1835, Page 132, Register's Office for said County.

Said Lot No. 18, which is a corner lot, fronts 115 feet on the westerly margin of Weaver Drive and fronts 120 feet on the Northerly margin of Dempley Place, said frontages being joined by a curve having a length of 39.27 feet, and extends back 167 feet on the northerly line and 150.3 feet on the westerly line, to a point of intersection.

Being the same property conveyed to A. W. Misner and wife, Clara B. White Misner by deed from J.R. Coarsey, Trustee of record in Book 2092, Page 319, Register's Office for said County. A.W. Misner died, thereby leaving Clara B. White Misner as surviving tenant by the entirety, Clara B. White Misner subsequently died unmarried and preceded in death by her only child and heir William T. Misner, who was named as sole beneficiary of the said Clara B. White Misner's Last Will & Testament, which was not probated at the time of her death. The said James David Misner and William Albert Misner are remaining Heirs-At-Law of the said Clara B. Whtie Misner.

Above described conveyance subject to; Taxes for 2001 and subsequent years; The Plan of record in Book 1835, Page 132, said Register's Office, shows an owner's certificate, a 40 foot minimum setback line from Dempsey Place & Weaver Drive and a 10 foot easement for public utility purposes along the westerly line of said lot; Federal Estate & State inheritance taxes as may be due by reason of the death of Clara White Misner.

This is improved property, known as: 317 Weaver Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2001.

James David Misner

William Albert Misner

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Brevard

On this 30th st day of January, 2001, before me the undersigned authority, personally appeared **William Albert Misner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 02/27/2003

Notary Public

JANE R. ANDERSON
MY COMMISSION # CC 809889
EXPIRES: 02/27/2003
Fla. Notary Services & Bonding Co.

State of Tennessee
County of Davidson

AFFI

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 89,900.00

Affiant

Sworn and subscribed before me on the 31st day of January, 2001.

Notary Public

My Commission Expires: 5/26/2002

Shelly A. Gardner
My Commission Expires
May 26, 2002

State of Georgia
County of Gwinnett

On this 2nd day of February, 2001, before me the undersigned authority personally appeared James David Misner to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 06/28/02

Notary Public