WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/01 09:07 2pgs
Fees:13.00 Taxes:547.60

20010816-0088464

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-26-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Evans and Betty J. Evans	Transland Financial	Map 150-12-A
(NAME)	(NAME)	
2013 Leatherbury Court	2700 Westhall Lane #210	
(ADDRESS)	(ADDRESS)	Parcel 024.00
Antioch, TN 37013	Maitland, FL 32751	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph P. Keane and wife, Brendie B. Keane**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronald J. Evans and wife, Betty J. Evans** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 699, on the Plan of Phase IV, Somerset, of Record in Book 7900, page 978, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph P. Keane and wife, Brendie B. Keane by Warranty Deed from Phillips Builders, Inc. of record in Book 10025, page 444, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7619, page 647, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Plat Book 7900, page 978, said Register's Office.

This is unimproved ( )
improved(x) property, known as 2013 Leatherbury Court Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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/our hand(s) this 14th Day of August, 2001.

Joseph P. Keane

Brendie B. Keane

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson County)

Before me, the undersigned Notary Public, personally appeared Joseph P. Keane and Brendie B. Keane, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th Day of August, 2001.

NOTARY PUBLIC

My Commission Expires OCT 25, 2003

MY COMMISSION EXPIRES: _____