Realty Title 48A

01

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/01 10:57 2pgs
Fees:12.00 Taxes:0.00
20010827-0092081

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Catherine Keener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2001

Carol Pebley Large
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2003~~ 1/13/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY B. KEENER (NAME)	Citibank, F.S.B. (NAME)	MAP 156-02
886 Beech Bend Drive (ADDRESS)	12855 N. Outer 40 Drive (ADDRESS)	PARCEL 125
Nashville, TN 37221 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	F.B.#: 09D-61496

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, TIMOTHY L. DONAHUE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY B. KEENER AND WIFE, CATHERINE KEENER

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. 625 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Timothy L. Donahue, unmarried, by Deed from Gregory Neal Gillespie and wife, Dee Anne Gillespie, of record in Instrument No.: 200003010020253, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5051, Page 92, amended in Book 5197, Page 123, and in Book 5228, Page 718, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TERESA DONAHUE, spouse of the above named TIMOTHY L. DONAHUE, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

RE-RECORD

Davidson County DEEDWARR
Recvd: 03/26/01 11:43 2pgs
Fees:11.00 Taxes:592.00
[redacted]
20010326-0028670

unimproved ( )
This is improved (X) property, known as 886 Beech Bend Drive, Nashville, TN 37221
(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 our hand s this 16th day of March, 2001

Timothy L. Donahue By Joan Cothran
TIMOTHY L. DONAHUE

Teresa Donahue By Joan Cothran
TERESA DONAHUE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
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 _____.

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

My commission expires _____ _____
Notary Public

THIS instrument is being executed in behalf of TIMOTHY L. DONAHUE AND WIFE, TERESA DONAHUE pursuant to a Power of Attorney executed by same on the __ day of March, 2001, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of March, 2001, before me personally appeared JOAN COTHRAN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of TIMOTHY L. DONAHUE AND WIFE, TERESA DONAHUE, and acknowledged that she executed the same as the free act and deed of the said TIMOTHY L. DONAHUE AND WIFE TERESA DONAHUE.

My Commission Expires: 05/28/03

Notary Public