Davidson County DEEDWARR
Recvd: 09/05/01 17:37 3pgs
Fees:18.00 Taxes:264.55
20010905-0096452

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Julie Holt 1603 Jones Ave Nashville, TN 37207	Same as New Owner	Map 71-12 Parcel 75

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TKR PROPERTIES, a Sole Proprietorship owned and operated by TERRY KELLER a/k/a TERRY KELLER SWARTZ, joined by her husband, DONALD R. SWARTZ, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JULIE HOLT, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 70.0 feet of Lot No. 1 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract of record in Book 332, page 34, and amended in Book 4060, page 10, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 70.0 feet on the easterly side of Jones Avenue and runs back 285.0 feet, more or less, on the northerly line and 275.0 feet, more or less, on the southerly line to the westerly line of Lot No. 5, measuring 70.0 feet thereon.

BEING the same property conveyed to TKR Properties, a sole proprietorship, by Quitclaim Deed from Terry Keller, unmarried, of record in Book 11172, page 64, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1603 Jones Avenue, Nashville, Tennessee 37207.

DRIVEWAY EASEMENT: GRANTORS reserve for themselves and their heirs or assigns, a Driveway Easement on the southerly side of the property hereinabove described for ingress and egress and for parking for residents of 1601 Jones Avenue, Nashville, Tennessee 37207.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 332, page 34 and amended in Book 4060, page 10, said Register's Office.

3. Subject to Driveway Easement reserved by GRANTORS as set forth and described hereinabove.

4. Subject to Deed of Trust executed by Robert Simoni to Ronald E. Underwood, Trustee, of record in Book 10217, page 392, said Register's Office, to secure to Bresee D. Stovall and Mildred D. Stovall one note dated 10/4/96 in the original principal amount of $42,300.00 payable as provided therein. Assumed by Terry Keller in an instrument of record in Book 10760, page 368, said Register's Office.

5. Subject to Deed of Trust executed by Terry Keller DBA TKR Properties, to John T. Cook, Trustee, of record in Book 11667, page 214, said Register's Office, to secure to James C. and Lois T. Pickett Charitable Remainder Unitrust one note dated 9/17/99 in the original principal amount of $22,768.74 payable as provided therein.

And, we, the GRANTORS, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: DONALD R. SWARTZ, husband of TERRY KELLER a/k/a TERRY KELLER SWARTZ, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TKR PROPERTIES, a Proprietorship

BY: _____
TERRY KELLER a/k/a TERRY KELLER SWARTZ
Sole Proprietor

_____
DONALD R. SWARTZ

"GRANTEE"

_____
JULIE HOLT, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY KELLER a/k/a TERRY KELLER SWARTZ and husband, DONALD R. SWARTZ, and JULIE HOLT, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $71,500.00.

Affiant

Sworn to and subscribed before me, this the 31st day of August, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001