WARRANTY DEED

THIS INDENTURE, made and entered into this **17** day of **August, 2001**, by and between **Barry Lee Haddix and wife, Charlotte A. Haddix**, party of the first part, and **Joseph Patrick Keane and wife, Brenda B. Keane** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**.

See Exhibit "A"

Parcel #: 171/08/0A/125.00CO

Davidson County DEEDWARR
Recvd: 09/20/01 08:46 3pgs
Fees:17.00 Taxes:0.00
20010920-0101718

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **6900**, Page **529-530;** Restrictions in Book 7430, page 784 and Book 7565, page 57 and Book 7824, page 254 and Book 7637, page 925 and Book 8313, page 932 of the said Register's Office, and except for any **2001**City of **Brentwood**, and **Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Barry Lee Haddix by Charlotte D. Haddix attorney-in-fact
Barry Lee Haddix

Davidson County DEEDWARR
Recvd: 08/28/01 10:12 3pgs
Fees:18.00 Taxes:937.95
[redacted]
20010828-0092964

Charlotte D. Haddix
Charlotte A. Haddix

RE-RECORD

RE Record & Return To:
Southern Title Services, LLC
321 West Main Street
Lebanon, TN 37087

Rerecording to add Power of Attorney acknowledgment

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barry Lee Haddix and Charlotte A. Haddix** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **17** day of **August, 2001**.

NOTARY PUBLIC AT LARGE JENNIFER R. PETERS DAVIDSON CO. TENN.

Jennifer R. Peters

Notary Public

My commission expires:__________

MY COMMISSION EXPIRES: JAN. 29, 2006

****

Property address: **512 Clear Springs Court**
Brentwood, Tennessee 37027

Owner's name: **Joseph Patrick Keane**
Brenda B. Keane
and address: **512 Clear Springs Court**
Brentwood, Tennessee 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Chase Manhattan Mortgage Corporation
Tax Department
P. O. Box 572405
Murray, Utah 84157

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010288

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$253,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

____
Affiant

Subscribed and sworn to before me this **17** day of **August, 2001**.

NOTARY PUBLIC AT LARGE JENNIFER R. PETERS DAVIDSON CO. TENN.

Jennifer R. Peters

Notary Public

My Commission Expires__________

MY COMMISSION EXPIRES: JAN. 29, 2006

(FOR RECORDING DATA ONLY)

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 125 on the Plan of Cottonport Plantation, Phase I of record in Book 6900, page 529-530 of the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Barry Lee Haddix and wife, Charlotte A. Haddix from Kevin M. McKeehan and wife, Amanda J. McKeehan by Warranty Deed dated February 27, 1995 and recorded in Book 9608, page 317 of the Register's Office for Davidson County, Tennessee.

Parcel No: 171/08/0A/125.00CO

State of Tennessee,

Before me, A Notary Public in and for said State and County, duly Commissioned and qualified, personally appeared Charlotte A. Haddix (to me known to be the person described) for Barry Lee Haddix by Power of Attorney executed the foregoing instrument and acknowledged that she executed the same for the purposes Therein Contained

Witness my hand in Seal this 17th Day of August 2001

Jennifer R. Peters

JENNIFER R. PETERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES:
JAN. 29, 2005