Address New Owner(s) as Follows	Send Tax Bills To	Map-Parcel Numbers
Anne J. Keller and husband, Thomas A. Keller	Same	83-01-0 120.00
940 Sharpe Avenue Nashville, TN 37206		

WARRANTY DEED

For and in consideration of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we,

Richland Builders of Tennessee, LLC

have bargained and sold, and by these presents do transfer and convey unto the said Anne J. Keller and husband, Thomas A. Keller the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the easterly 50 feet of Lot No. 33 on the map of W.H. Hyronemus Addition, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 33 fronts 50 feet on the southerly side of West Grand Avenue or Sharpe Avenue, and runs back between parallel lines 168 feet to an alley.

BEING the same property conveyed to Richland Builders of Tennessee, LLC by Quitclaim Deed from Volunteer Construction of Nashville, LLC of record in Instrument No. 20010927-0104824, said Register's Office.

ALSO BEING the same property conveyed to Volunteer Construction Co. by deed from Constance Lea Caudle, unmarried of record in Instrument No. 20010420-0039219, said Register's Office.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Davidson County DEEDWARR
Recvd: 10/23/01 16:11 2pgs
Fees:13.00 Taxes:299.33
20011023-0115949

Unimproved (X)
This is Improved ( ) property, known as 940 Sharpe Avenue
(House Number) (Street)

Nashville, Tennessee 37206
(City or Town) (Zip Code)

To have an 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.

Whenever 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 hands this 3 day of October, 2001.

R. Gregg Poole, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Michelle Hudspath, a Notary Public in and for said County and State, the within named R. Gregg Poole the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of October, 20 01.

My commission expires 6-20-01 Notary Public Michelle S Hudspath

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, The undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Gregg Poole and xxxxxxxxxxxxxxxxxxxxx respectively of Richland Builders of Tennessee, LLC, the within named bargainor, a corporation, and that R. Gregg Poole as such Member and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R. Gregg Poole as Member and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxxx as xxxxxxxxxxxxxxxxxxxxxxxx.

Witness my hand and seal, at office in _____, this 3rd day of October, 20 01.

Commission expires 6-20-01 Notary Public Michelle S Hudspath

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 80,900.00 This is equal to or greater than the property would bring at a fall and voluntary sale.

X _____

Sworn to and subscribed before me

this 3rd day of October, 20 01.

My commission expires 6-20-01 Notary Public Michelle S Hudspath

This instrument was prepared by:

QuickSearch, Inc.

P.O. Box 877

Goodlettsville, TN 37072-0877