WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/01 10:55 2pgs
Fees:13.00 Taxes:516.52

20011024-0116138

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: March 24, 2005.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 205 Powell Place #115, Brentwood, TN 37027, 204 Fifth Avenue East, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela J. Wyatt	North American Mortgage Company	62-57.00
(NAME)	(NAME)	
4022 Brush Hill	4301 Hillsboro Pike, Suite 328	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jeff Keyes and ~~Edna Nunally Keyes~~, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Pamela J. Wyatt, unmarried, , 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 located in Davidson County, Tennessee, and Being Lot No. 5 in Block No. 1 of the Plan of A.J. McGaughey's Haysboro Subdivisions as of record in Book No. 547, pages 15-16 of the Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 100 feet on the West side of Haysboro Drive, and runs back between parallel lines, 317 feet on its South line and 335 feet on it's North line, to a 40 foot road or avenue. Haysboro Drive is a strip of land 25 feet wide of the top of the Cumberland River Bluff, running North and South the entire length of the property set out in this subdivision and formerly owned by the said A. J. McGaughey and wife, Marina C. McGaughey, and is dedicated to public use, also other streets or avenues shown on said plan.

Being the same property conveyed to Thomas Logan Keyes, by the Will and Testament of Edna Nunnally Keyes recorded in Book 9427, page 96, Register's Office for Davidson County, Tennessee. The said Thomas Logan Keyes then subsequently conveyed all his rights, title and interest to The Thomas Logan Keyes, Trustee of the Thomas Logan Keyes and Edna Nunnally Keyes, Joint Revocable Living Trust, U/A/D June 2, 1994, by Quitclaim Deed of record in Book 9433, page 83, Register's Office for Davidson County, Tennessee. Then, the said Thomas Logan Keyes subsequently died, and his only surviving legal heirs at law, Jeff Keyes and ~~Edna Nunnally Keyes~~ Shirley Keyes Manaley received title to this property by heirship.

unimproved ☐

This is improved ☒ property, known as 4022 Brush Hill, Nashville, TN 37216

(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 my/our hand(s) this 16th day of August, 2001.

Jeff M. Keyes
Jeff Keyes

Shirley Keyes Manaley
Edna Nunnally Keyes Manaley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Witness my hand and official seal at ~~Springfield~~ Brentwood, Tennessee this 16th day of August, 2001.

Commission expires: March 24, 2005

Leslie Ruffner
Notary Public

LESLIE RUFFNER NOTARY PUBLIC AT LARGE STATE OF TENN.