Davidson County DEEDWARR
Recvd: 12/03/01 12:02 2pgs
Fees:13.00 Taxes:825.10
20011203-0132413

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,000.00.

David R Braam
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2001.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/30/02

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
David R. Braam et ux
2913 Primrose Circle
Nashville, TN 37212

SEND TAX BILLS TO:
Bank of Nashville
401 Church St.
Nashville, Tn. 37219

MAP-PARCEL NUMBERS:
117-40-369

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel G. Kee and wife, Teri R. Kee,** hereinafter referred to as Grantor, hereby transfers and conveys to **David R. Braam and wife, Laura V. Braam,** hereinafter referred to as Grantee, his 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. 10 of Block "C" on the Map of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete and accurate description.

Being the same property conveyed to Daniel G. Kee, by Deed from Robert Glenn Webster and spouse, Brenda F. Webster, of record in Book 9136, page 87, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **2913 Primrose Circle, Nashville, TN 37212.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 30th day of November, 2001.

Daniel G Kee
DANIEL G. KEE

Teri R Kee
TERI R. KEE

Teri R. Kee, spouse of Daniel G. Kee, joins in this conveyance to convey any and all interest she may have in subject property by virtue of her marriage to the said Daniel G. Kee.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel G. Kee and wife, Teri R. Kee, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of November, 2001.

Notary Public

My Commission Expires: 1/31/02

