Davidson County DEEDWARR
Recvd: 12/18/01 09:13 2pgs
Fees:13.00 Taxes:1017.50
20011218-0139375

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CV

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Joseph H. Keith **Affiant** Subscribed and sworn to before me, this 14th day of December, 2001. NOTARY PUBLIC AT LARGE Notary Public My Commission Expires: 10/25/03

Address New Owner As Follows:
Joseph H. Keith and
Julia D. Keith
6656 Clearbrook Drive
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
Map 129-10
Parcel 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEROME B. GUTTMAN AND WIFE, ALBEE P. GUTTMAN,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOSEPH H. KEITH AND WIFE, JULIA D. KEITH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of West Meade Park, Section One, as of record in Book 2900, pages 103 and 104, Register's Office for said County.

Said Lot No. 30 fronts 186.2 feet on the northwesterly side of Clearbrook Drive and extends back between lines 217.2 feet on the northeasterly line and 239.3 feet on the southwesterly line, to a dead line in the rear, measuring 167.3 feet thereon.

Being the same property conveyed to Jerome B. Guttman and wife, Albee P. Guttman by deed from James E. Patterson and Cecil F. Fox, doing business as Fox Construction Company, of record in Book 3279, page 101, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. All matters as shown on the Plan of record in Book 2900, pages 103 and 104, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, page 495, Register's Office for Davidson County, Tennessee.

This is improved property known as 6656 Clearbrook Drive, Nashville, TN 37205.

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 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 13th day of December, 2001.

JEROME B. GUTTMAN

ALBEE P. GUTTMAN

STATE OF FLORIDA)
COUNTY OF Palm Beach County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEROME B. GUTTMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 2001.

Notary Public

My Commission Expires: _____

JULIE PAUL SCHOLZ
MY COMMISSION # CC 893522
EXPIRES: Jan 1, 2004
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

STATE OF FLORIDA)
COUNTY OF Palm Beach County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALBEE P. GUTTMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 2001.

Notary Public

My Commission Expires: _____

JULIE PAUL SCHOLZ
MY COMMISSION # CC 893522
EXPIRES: Jan 1, 2004
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

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