Davidson County DEEDWARR
Recvd: 12/19/01 10:31 3pgs
Fees:18.00 Taxes:37.00

20011219-0139953

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater is $10,000.00.

Subsribed and sworn before me this the 17th day of December, 2001.

Affiant

Notary Public

My Commission Expires
April 6, 2004 (Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y013516
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Ron Keith
6601 Riverview
Nashville, TN

Send tax bills to:
SAME AS OWNER

Map 101 Parcel 17

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nan Clark Dugger, A Widow

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ron Keith

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT A - ATTACH

Being a portion of the property devised to Nan Clark Dugger a/k/a Nan B. Dugger from J. R. Bridgewater as of record in Book "G", page 166 of the County Court of Smith County, Tennessee, a certified copy of same being of record in Book 1104, page 663, Register's Office for Davidson County, Tennessee.

The said Leland J. Dugger now being deceased.

THIS IS IMPROVED PROPERTY KNOWN AS 6601 Riverview, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 17th day of December, 2001.

Nan Clark Dugger

THIS INFORMATION WAS FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nan Clark Dugger, 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, this 17th day of December, 2001.

My commission expires:

_____

Notary Public

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON

My Commission Expires
April 6, 2004

Exhibit "A"

Beginning at an iron pin located in the southwesterly corner of the property conveyed to Ronald L. Keith by deed of record in Book 9192 at page 360, Registers Office for Davidson County Tennessee; thence North 73 deg. 26 min. 20 sec. West 39.78 feet to an iron pin; thence North 17 deg. 00 min. 00 sec. East 321.19 feet to a point on the boundary of the Cumberland River; thence South 64 deg. 58 min. 56 sec. East 40.17 feet to a point; thence along Keith's line South 17 deg. 00 min. 00 sec. West 315.29 feet to the point of beginning and containing .29 acres (12,659 square feet) according the survey by John Kohl and Company, P. C. dated December 3, 2001, File No. 48670-369.