WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/02 16:14 2pgs
Fees:13.00 Taxes:304.88

20020102-0000664

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 20 01

Notary Public

MY COMMISSION EXPIRES: 10/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Keefer (NAME)	1st Trust Bank for Savings (NAME)	MAP 44-15
1106 Overton Street (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 404
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND 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, Margaret Lucille Jenkins and Edwin G. Jenkins, sole heirs of the Estate of Carmilla Ann Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Keefer and wife, Tracey M. Keefer

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:

Being Lot No. 21, Section "B", Village of Old Hickory, as shown on Plan recorded July 16, 1948, Book 1424, Page 67, in Register's Office for said Country; fronting 86.0 feet on Overton Street, containing 0.11 acres, more or less.

BEING the same property conveyed to W. M. Jenkins and wife, Carmilla G. Jenkins by deed from Tony L. Carter and wife, Edna P. Carter, of record in Book 2012, Page 591, Register's Office for said County. The said W.M. Jenkins having predeceased Carmilla G. Jenkins. Carmilla G. Jenkins having died testate leaving Margaret Lucille Jenkins and Edwin G. Jenkins as the heirs at law of Carmilla G. Jenkins.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1424, Page 67, said Register's Office.

Power of Attorney of record in Instrument 20010731-0080894, Register's Office for said County.

Power of Attorney of record in Instrument 20010718-0076199, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1106 Overton Street, Old Hickory, TN 37138
(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 our hand s this 28th day of December, 20 01

Margaret Lucille Jenkins By Brian S. Fee Her Attorney in Fact
Margaret Lucille Jenkins

Edwin G. Jenkins

Margaret Lucille Jenkins
By Lori D. Kemper
her attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Brian S. Lee and Lori Kemper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of Margaret Lucille Jenkins as her Attorney in Fact, as the free act and deed of the within named Margaret Lucille Jenkins. Witness my hand and official seal at Nashville, Tennessee the 28th day of December, 2001.

My Commission Expires: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin G. Jenkins, 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 Nashville, Tennessee, this 28th day of December, 2001.

My Commission Expires: 1/29/05

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.