PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 02/27/02 13:53 2pgs
Fees:13.00 Taxes:244.20
20020227-0025073

W & I Ref:(GJ) Title No: 43373
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Randy W. Keiser Gwen R. Keiser 9300 Arrowhead Court Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 131-5-B-408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$66,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jim Stanford, unmarried, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy W. Keiser and spouse, Gwen R. Keiser** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.408of Four Seasons Condominium, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and shown as Exhibit "D" to the Master Deed of Record in Book 6841 page 349 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jim Stanford, unmarried by deed from Four Seasons Associates, Inc., a Tennessee Corporation of record in Book 6896, page 271, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6841, page 349, and amended in Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 408 Summit Ridge, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2002.

Jim Stanford

State of TENNESSEE
County of DAVIDSON

On this 26th day of February, 2002 , before me the undersigned authority, personally appeared Jim Stanford , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $66,000.00

Affiant

Sworn and subscribed before me this the 26th day of February, 2002

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public