03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Heino Moeller P.O. Box 128564 Nashville, TN 37212	New Owner	83-01-55.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen L. Keen, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heino Moeller, hereinafter called the Grantees, their successors 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 the easterly 6.25 feet of Lot No. 8 and the westerly 43.75 feet of Lot No. 7 on the Map of Jones and Bradford's Subdivision, of record in Book 332, Page 53, Register's Office for said County.

Said parts of Lots Nos. 7 and 8 front together 50 feet on the northerly side of Sharpe Avenue and run back between parallel lines 154.5 feet to an alley.

Being the same property conveyed to Karen L. Keen and husband, Richard L. Keen by deed from Rosa Smith Ward, a single person, of record in Book 10793, Page 246, Register's Office for Davidson County, Tennessee. Karen L. Keen and Richard Lee Keen have since been divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 00D-1189. Said Final Decree divests title out of Richard Lee Keen and vests title wholly in Karen L. Keen and appears of record in Instrument No. 20010309-0023054, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 947 West Sharpe Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3rd day of May, 2002.

Karen L. Keen

Davidson County DEEDWARR
Recvd: 05/10/02 15:32 2pgs
Fees:13.00 Taxes:325.60

20020510-0058137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen L. Keen, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 3rd day of May, 2002.

Notary Public

My Commission expires 03/14/05