WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/02 13:07 2pgs
Fees:13.00 Taxes:480.63

20020523-0062994

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric C. Jans	Wells Fargo Home Mortgage, Inc.	MAP 083-10
(NAME)	(NAME)	
1901 Ordway Place	4456 Corporation Lane, Ste. 100	PARCEL 111
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach, VA 23462-0000	
(CITY) (STATE) (ZIP)	(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, Pamela P. Keller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric C. Jans and wife, Wendy B. Jans

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:

LAND in Davidson County, Tennessee, BEING the southerly 25 feet of Lot No. 92 and all of Lots Nos. 93, 94 and 95, on the map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

SAID southerly part of Lot No. 92 fronts 25 feet on the easterly side of North 18th Street, and runs back between parallel lines 128 feet to an alley.

SAID Lots Nos. 93, 94 and 95 front 30 feet each on the easterly side of North 18th Street and run back between parallel lines 128 feet to an alley, said lot No. 95 running back with the northerly margin of Ordway Place, formerly Grove Avenue.

BEING the same property conveyed to Ervin F. Shelton and wife, Billie C. Shelton and James L. Proctor and wife, Cladie J. Proctor, by deed of record in Book 3072, page 147, Register's Office for Davidson County, Tennessee. The said Billie C. Shelton, having died Feb. 8, 1988 a resident of Davidson County, TN Ervin F. Shelton and wife, Frankie Dean Shelton, having since conveyed all their right title and interest to James L. Proctor and wife, Cladie J. Proctor, of record in Book 10118, page 685, said Register's Office. Cladie J. Proctor having died June 23, 1998, pre-deceasing James L. Proctor, whom has since died Testate, February 4, 2002, a resident of Davidson County, Tennessee, and was an unmarried man. By Last Will and Testatment of James Leon Proctor of record in Will Book 3459, page 637657, Probate Court, Davidson County, Tennessee, property was devised to Pamela P. Keller; and Pamela P. Keller was appointed Executrix.

CONTINUED . . . . .PAGE TWO

unimproved ( )
This is improved (X) property, known as 1901 Ordway Place, Nashville, TN 37206
(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 my hand this 16th day of May, 2002

Pamela P. Keller
Pamela P. Keller, Individually

Pamela P. Keller
Pamela P. Keller, Executrix

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 Pamela P. Keller, Individually and as Executrix

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of May, 2002.

My Commission expires 10-25-03

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 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 _____, _____.

My commission expires _____

_____
Notary Public

CONTINUATION:

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.