Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020129

Davidson County DEEDWARR
Recvd: 06/03/02 11:14 3pgs
Fees:18.00 Taxes:432.90
20020603-0066618

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia E. Anderson now know as Patricia E. Gates and husband, Hiriam O. Gates**(hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Tony H. Keats** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of May, 2002.

Patricia E Gates
Patricia E.Gates

Hiriam O. Gates
Hiriam O. Gates

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Patricia E. Anderson Gates and Hiriam O. Gates,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 28th day of May, 2002

Lola A Jay
Notary Public

My Commission Expires: _____

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES
February 22, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of May, 2002.

Notary Public

My Commission Expires: _____

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES
February 22, 2004

MAP AND PARCEL NUMBERS: 105-09- 296.00

ADDRESS NEW OWNER:
1005 Waverly Avenue
Nashville, TN 37203

SEND TAX BILLS TO THE SAME ADDRESS

Chicago Title Insurance Company

Commitment Number: 6020129

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1, Section 65, Edgehill Estates, as of record in Book 4595, Page 197, Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Patricia E. Anderson, unmarried from Artuhr Brown and wife, Jean W. Brown by Warranty Deed dated 6-28-91 and recorded 7-1-91 in Book 8388, Page 101 and recorded in Book 8955, Page 382, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record on plat in Plat Book 4595, page 197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).