Davidson County DEEDWARR
Recvd: 10/25/02 10:52 2pgs
Fees:13.00 Taxes:747.40
20021025-0130881

FROM: Anthony A. Keeton and wife, Diahann M. Keeton

TO: Tracy R. Hunt

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Tracy R. Hunt	1ST TRUST BANK FOR SAVINGS P. O. BOX 17257 MEMPHIS, TN 38187-0257	Map 155-8-E Parcel 70

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $202,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2002.

Notary Public

My Comm. Expires: 5 30 04

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anthony A. Keeton and wife, Diahann M. Keeton, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Tracy R. Hunt, hereinafter called "GRANTEE", his 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 Lot No. 47, on the Plan of Resubdivision Bellevue Highlands, Phase 2, a Planned Unit Development, of record as Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony A. Keeton and wife, Diahann M. Keeton by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record as Instrument No. 20010822-0090845, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. All matters shown on the plan of record as Instrument No. 20010202-0010403, said Register's Office.

2. Declaration of Protective Covenants for Bellevue Highlands Subdivision, and By-Laws appended thereto, of record in Book 11592, page 670, said Register's Office.

3. Stormwater Detention Agreement of record in Book 11509, page 615, said Register's Office.

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This is property known as 7440 Kreitner Drive, Nashville, Tennessee 37221.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 17th day of October, 2002.

Anthony A. Keeton

Diahann M. Keeton

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 Anthony A. Keeton and Diahann M. Keeton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 5/3/04

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