Davidson County DEEDWARR
Recvd: 11/08/02 13:19 3pgs
Fees:18.00 Taxes:283.05
20021108-0138193

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2002032

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Eric T. Davis	(NAME) Same	Map 43-11, Parcel 57
(STREET ADDRESS) 1110 Sidney Terrace	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Mt. Juliet Tennessee 37122	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF ELVIRA ROSS KEEL, DECEASED,** has this day bargained and sold, and does hereby transfer and convey unto the said, **ERIC T. DAVIS, a married man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Kenneth D. Keel and wife, Elvira Ross Keel, by deed of record in Book 2440, page 289, Register's Office, Davidson County, Tennessee; the said Kenneth D. Keel and Elvira Ross Keel having since died, he having predeceased her, and she having died testate. By will of Elvira Ross Keel, Will Book 3545, page 672294, Probate Court of Davidson County, Tennessee, the executor and any alternate or successor executor was authorized to sell and execute a deed to convey the herein described property. Melinda K. Parton qualified as Administratrix CTA DBN under Letters Testamentary issued for the Estate of Elvira Ross Keel, deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $76,500.00.

Subscribed and sworn to before me this the 8th day of November, 2002.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

This is improved property known as 201 Myatt Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 8th day of November, 2002.

Estate of Elvira Ross Keel, deceased

By: _____
Melinda K. Parton, Administratrix, CTA, DBN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ESTATE OF ELVIRA ROSS KEEL, deceased**, by **MELINDA K. PARTON, as Administratrix CTA, DBN,** the within named 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 on behalf of the **ESTATE OF ELVIRA ROSS KEEL, deceased.**

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2002.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 2331, page 12, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 2344, page 557, Register's Office, Davidson County, Tennessee.
4. Subject to Construction Easement conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4386, page 678, Register's Office, Davidson County, Tennessee

EXHIBIT "A" LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT No. 6 ON THE PLAN OF ARCHWOOD ACRES, SECTION 2, AS OF RECORD IN BOOK 2331, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING ON THE NORTHERLY MARGIN OF DUPONT AVENUE AT THE CORNER OF LOTS NOS. 5 AND 6; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 210.8 FEET TO THE CORNER OF LOTS NOS. 6, 8, AND 7; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 6 AND 7 WESTWARDLY 215 FEET TO THE EASTERLY MARGIN OF MYATT DRIVE; THENCEWITH SAME SOUTHWARDLY 59.73 FEETTO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 150.44 FEET SOUTHEASTWARDLY 235.61 FEET TO THE NORTHERLY MARGIN OF DUPONT AVENUE; THENCE WITH SAME EASTWARDLY 63 FEET TO THE BEGINNING.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING ON THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED:

A strip or tract of land in the 11th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee. Being part of Lot No. 6 on the plan of Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office for said County.

BEGINNING at a point where the Lot line between Lot Nos. 6 & 7 intersects the present Westerly margin of Myatt Drive as shown on said Plan; thence South 3° 17' West 59.73 feet along the same to the beginning of a curve that has a 150.44 foot radius; thence Southeastwardly 117.20 feet around said curve on the present Westerly margin of Myatt Drive to a point where the present and new relocated Westerly margins of Myatt Drive intersects; thence North 3° 12' West 34 feet along the new relocated Westerly margin of Myatt Drive to a point; thence Northeasterly 139.0 feet along a curve on the new relocated Westerly margin of Myatt Drive to a point on the Lot line between Lots 6 & 7 on said Plan; thence North 86° 43' West 16.5 feet along said Lot line to the point of beginning and containing 3280 square feet.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tenness record in Book 4386, page 678, Register's Office, Davidson County, Tennessee.