Davidson County DEEDWARR
Recvd: 11/13/02 08:43 5pgs
Fees:27.00 Taxes:4421.50
20021113-0140381

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (CLL)
424 Church St., Suite 2000
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Mr. and Mrs. Franklin M. Jarman	Same	Map 131-13
5405 Stanford Drive		Parcel 9
Nashville, TN 37215		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Peter B. Keeble and Lucy L. Keeble ("Grantors") have bargained and sold and do hereby bargain, sell, convey unto Franklin M. Jarman and wife, Julia L. Jarman ("Grantees"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being lot No. 53 on the map of Westwood, as of record in Book 974, page 14, Register's Office of said County, described as follows:

Beginning at a point, the common corner of Lots Nos. 30, 31, 32 and 53; thence with the line between lots Nos. 29, 30 and 53 northwestwardly 300 feet to a point, the common corner of lots Nos. 52 and 53 in the north line of Lot No. 29; thence with the line between lots Nos. 52 and 53 northeastwardly 590 feet to a point in the south line of lot No. 54; thence with a line between lots 53 and 54 southeastwardly 400 feet, more or less, to a point in the west line of lot No. 32; thence with the west line of said lot and the east line of lot 53 southwestwardly 595 feet to a point, continuing with said line southwestwardly 180 feet, more or less, to the point of beginning, containing 5.3 acres.

Being the same property conveyed to Edwin Augustus Keeble and Barbara McKelvey Keeble by Deed of R. D. Stanford, et ux., and W. H. Criswell, et ux., of record in Book 1001, page 505, in the Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being part of lots Nos. 29 and 30 on the map of Westwood, as of record in Book 974, page 14, Register's Office of said County, described as follows:

Beginning at a point in the common corner of lots Nos. 52 and 53 and in the north line of lot No. 29, as shown on said map; thence S. 57 deg. E. 241.5 feet to a point; thence 50 feet S. 33 deg. 30' W. to a point; thence 241.5 feet N. 57 deg. W. to a point; thence 50 feet N. 33 deg. 30' E to the point of beginning.

Being the same property conveyed to Edwin Augustus Keeble and Barbara McKelvey Keeble by deed of R. D. Stanford and W. H. Criswell, of record in Book 1058, page 318, in the Register's Office for Davidson County, Tennessee.

Included within the boundaries of the tracts of land described above, but expressly excluded from this conveyance, is a tract of land conveyed to Walter Stokes, Jr., and wife, Ophelia Palmer Stokes by deed of Edwin Augustus Keeble and Barbara McKelvey Keeble, which is of record in Book 1040, page 324, in the Register's Office for Davidson County, Tennessee, said tract being described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 53 on the map of Westwood, as of record in Book 974, page 14, Register's Office of said County, described as follows:
>
> Beginning at a point, the common corner of lots 52 and 53 in the north line of lot 29; thence with a line between lots 52 and 53 N. 28 deg. 30' E. 233 feet to a stake on said line between lots 52 and 53; thence S. 57 deg. E. 36 feet to a stake; thence S. 28 deg. 30' W. 122.5 feet to a stake; thence S. 47 deg. 15' W. 112 feet to the point of beginning; containing .146 acres, more or less.

There is further included within the boundaries of the two tracts of land hereinabove described and conveyed, but expressly excluded from this conveyance, an additional tract of land conveyed by Edwin Augustus Keeble and Barbara McKelvey Keeble to John H. DeWitt, Jr., and wife, Elise Martin DeWitt by deed of record in Book 1149, page 342, in the Register's Office for Davidson County, Tennessee, said tract being more particularly described as follows:

> Beginning at Keeble's northwest corner in DeWitt's south line, and running thence S. 46 deg. 45 min. E. 201 ft. to concrete monument; thence parallel with DeWitt's south line S. 65 deg. 30 min. E. 120 ft. to concrete monument; thence N. 86 deg. E. 136 ft. to Keeble's northeast corner; thence with DeWitt's south line N. 65 deg. 30 min. W. 431 ft. to beginning, containing .411 acres, more or less.
>
> Being the same property conveyed to Edwin Augustus Keeble by deed from Barbara McKelvey Keeble by deed recorded at Book 1763, page 338, Register's Office for Davidson County, Tennessee.

Tracts 1 and 2 (with the exclusions referenced) being the same property conveyed to Alice B. Keeble by deeds from William P. Sutherland, Executor of the Estate of Edwin A. Keeble, Deceased of record in Book 6078, page 145, and as corrected in Book 6090, page 765 and in Book 6127, page 671 and of record in Book 6127, page 673, Register's Office for Davidson County, Tennessee. Alice B. Keeble having since died on December 5, 2000, title now vests in Peter B. Keeble and Lucy L. Keeble pursuant to the Last Will and Testament of Alice B. Keeble, Docket No. 01P-33, Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

This is improved property located at 5405 Stanford Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantees that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons whomsoever.

WITNESS the signatures of Grantors, this the 16 day ~~of~~ October, 2002.

Peter B. Keeble

Lucy L. Keeble

STATE OF TENNESSEE)
COUNTY OF Franklin)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Peter B. Keeble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Sewanee, Tennessee, this 13 day of November, 2002.

Kristina K. Dostenbury
NOTARY PUBLIC

My Commission expires: 3-17-04

STATE OF GEORGIA)
COUNTY OF DeKalb)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lucy L. Keeble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Atlanta, Georgia, ~~Tennessee~~, this 16 day of October, 2002.

L. Kardos
NOTARY PUBLIC

My Commission expires: Notary Public-DeKalb County, Georgia My Commission Expires September 12, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,195,000.00.

Carla L. Lovell
Affiant

Subscribed and sworn to before me, this the 6th day of Nov., 2002.

Sherri L. Bedwell
Notary Public

My Commission Expires: 11/29/03

EXHIBIT A

Permitted Title Encumbrances

1 Real property taxes for 2002 and subsequent years, a lien, not yet due and payable.

2 Water Line Easement from Alice B. Keeble to John G. Palmer and wife, Nancy Keen B. Palmer of record in Book 6399, page 862, RODC.

3 Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County of record in Book 6548, page 81, RODC.

4 Subject to all matters shown on the survey prepared by Rocky L. Montana, TN RLS No. 697, dated 8-26-02, last revised 9-25-02.

5 Subject to all matters as shown on the Plan of record in Book 974, page 14, Register's Office for Davidson County, Tennessee.

6 Deed to Edwin A. Keeble of record in Book 1001, page 505, RODC, referencing the following: (a) 35' roadway across the south end of Lot 32 up to the east line of Lot 53, as shown on the Map of Westwood; (b) easement for 1 inch water connection to the 4" main located in Stanford Drive, or to the main to be laid in said 35' roadway in Lot 32 and/or in the easement through Lot 53; and (c) easement for erection and maintenance of a water tank to be installed.

7 Restrictions (2), (3) and (4) set forth in deed to Edwin A. Keeble of record in Book 1001, page 505, RODC.

8 Right-of-Way Easement granted to Walter Stokes and wife, Ophelia Stokes of record in deed recorded in Book 1040, page 324, RODC for the benefit of Lot Nos. 52, 53 and 54.