Box 17

RECORD & RETURN TO:
Coomer and Jenkins Box 17

Davidson County DEEDWARR
Recvd: 01/15/03 15:16 2pgs
Fees:13.00 Taxes:1975.80
20030115-0006654

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $534,000.00.

Carol Dolan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF JANUARY, 2003.

Cathryn S. Starr
NOTARY PUBLIC

OFFICIAL SEAL
Cathryn S. Starr
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 7/23/06

MY COMMISSION EXPIRES: July 23, 2006

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19315SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily Ruth Keene 815 Tyne Boulevard Nashville, TN 37220	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	146-02-16

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Carol Dolan, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Emily Ruth Keene, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Nacoochee Subdivision of record in Book 2330, page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Carol Dolan by Quitclaim Deed from SunTrust Bank, Executor of the Estate of Marvin C. Atherton, Jr., of record as Instrument No. 20020208-0017584 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and paid. 2003 Davidson County taxes and all subsequent taxes assumed by the Grantee; and
2. Matters shown on plan of record in Book 2330, page 93, in the Register's Office for Davidson County, Tennessee; and
3. Easement for sanitary sewers and/or storm drainage of record in Book 6785, page 263, in said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 815 Tyne Boulevard, Nashville, TN 37220.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 11TH day of January, 2003.

Carol Dolan

Carol Dolan

STATE OF NEW MEXICO, COUNTY OF BERNALILLO

On JANUARY 11, 2003, before me personally appeared Carol Dolan to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and official seal this 11TH day of January, 2003.

Cathryn S. Starr

NOTARY PUBLIC (SEAL)

My Commission Expires: July 23, 2006

OFFICIAL SEAL
Cathryn S. Starr
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 7/23/06