FBTC
JVP

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 140,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THIS 10TH DAY OF JANUARY, 2003. NOTARY PUBLIC MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Anthony A. Keeton and Diahann M. Keeton	Anthony A. Keeton and Diahann M. Keeton	MAP:155
8559 Lewis Road	8559 Lewis Road	Parcel:202
Nashville, TN 37221	Nashville, TN 37221	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL WOODS AND WIFE, LORRIE WOODS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANTHONY A. KEETON AND WIFE, DIAHANN M. KEETON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is X property known as 8559 Lewis Road, Nashville, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 10th day of January, 2003.

Paul Woods
Paul Woods

Lorrie Woods
Lorrie Woods

Davidson County DEEDWARR
Recvd: 01/15/03 15:39 2pgs
Fees:13.00 Taxes:518.00
20030115-0006724

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, PAUL WOODS AND LORRIE WOODS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~, this 10th day of January, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

A certain tract of land in the Ninth Civil District of Davidson County, Tennessee and on the East side of Lewis Road and being a part of a 12-acre tract conveyed to Eva Mae Larkin Sawyers from Mary E. Forehand et. al., as recorded in Book 1046, page 688, Record Book of said County, and more fully described as follows:

Beginning at an iron pin in center of Lewis Road, the same being the northwest corner of tract No. 3 (Mrs. Eva Mae Larkin Sawyers), thence north 1 deg. 30' west 160.3 feet to an iron pin at east edge of Lewis Road, thence north 20 deg. 45' west 167.5 feet to an iron pin in the center of Lewis Road, the northwest corner of original tract, thence leaving said Lewis Road, south 84 deg. 30' east 583.5 feet to an iron pin, the same being the northeast corner of a 12-acre tract, thence south 4 deg. 45' west 171.5 feet to an iron pin in the East line of a 12-acre tract, thence South 83 deg. 30' west 543.1 feet to the beginning and containing 3.25 acres, more or less.

Described according to a Survey made by E. F. Luther, Jr., Jr. in July 1974.

Being the same property conveyed by deed from Eva Mae Larkin Sawyers to Paul Woods and wife, Lorrie Woods of record in Book 4837, Page 347, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein.