Return To: #20281
First Title & Escrow
2000 Richard Jones, #110

This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTY
219 WARD CIRCLE, STE 3
BRENTWOOD,TN. 37027

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 27, 2005

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$627,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **28TH DAY OF MARCH, 2003**
Notary Public

NOTARY PUBLIC
Commission Expiration:

Davidson County DEEDWARR
Recvd: 03/31/03 14:59 2pgs
Fees:13.00 Taxes:2319.90
20030331-0042126

WARRANTY DEED

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER AND PROPERTY ADDRESS
John E. Keyser, III	NEW OWNER	
1012 Noelton Avenue		
Nashville, TN 37204		1012 NOELTON AVE
		NASHVILLE, TN 37204

MAP-PARCEL NUMBER
118-9-31

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, ROBERT E. OGLESBY AND WIFE, VICKI B. OGLESBY (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto JOHN E. KEYSER, III AND WIFE, ROBIN J. KEYSER (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 15 ON THE PLAN OF NOELTON, NOT OF RECORD, DESCRIBED ACCORDING TO SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, ON MAY 25, 1923, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF NOELTON LANE, 669 FEET EAST OF THE NORTHEAST INTERSECTION OF SAID LANE AND GRANNY WHITE PIKE; THENCE WITH THE NORTHELRY MARGIN OF NOELTON LANE, SOUTH 84 DEG. 30 MINUTES EAST, 100 FEET TO A POINT, THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO H.H. MCALISTER, JR., BY DEED FROM OSCAR F. NOEL, ET AL, TRUSTEES, OF RECORD IN BOOK 611, PAGE 785, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH HIS WEST LINE, NORTH 2 ¾ DEGREES EAST, 200 FEET; THENCE NORTH 86 ½ DEG. WEST, 100 FEET; THENCE SOUTH 2 DEG. 45 MIN. WEST, 200 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO ROBERT B. OGLESBY AND

WIFE, VICKI B. OGLESBY BY WARRANTY DEED OF THOMAS T. PENNINGTON AND WIFE, KATHRYN H. PENNINGTON DATED SEPTEMBER 20, 1994 AND RECORDED SEPTEMBER 21, 1994 IN BOOK 9471, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 1012 NOELTON AVENUE, NASHVILLE, TN 37204

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this **28TH DAY OF MARCH, 2003**

ROBERT E. OGLESBY, GRANTOR

Vicki B. Oglesby

VICKI B. OGLESBY, GRANTOR

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT E. OGLESBY AND WIFE, VICKI B. OGLESBY**, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **28TH DAY OF MARCH, 2003**

Notary Public

My Commission Expires:

WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

k:\atty4\capital\wise\warranty.deed

My Commission Expires FEB. 27, 2005