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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 20683** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of MAY, 2003.<br><br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Mr. Paul Worley and<br>Ms. Karen E. Winkelmann<br>4033 Franklin Pike<br>Nashville, TN 37204 | New Owner | MAP 132-2<br>PAR 65<br>FB OH 2695 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, R.J. KEYSER, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PAUL WORLEY AND WIFE, KAREN E. WINKELMANN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4033 Franklin Pike, Nashville, Tennessee 37204.

JOHN E. KEYSER, the spouse of R.J. KEYSER, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said R.J. KEYSER.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of MAY, 2003.

R.J. KEYSER

JOHN E. KEYSER

Davidson County DEEDWARR
Recvd: 05/07/03 14:47 2pgs
Fees:13.00 Taxes:4033.00

20030507-0061156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R.J. KEYSER AND JOHN E. KEYSER, 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, at office, this 1st day of MAY, 2003.

My Commission Expires: 3/27/04

Notary Public

LINDA BRAKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**EXHIBIT "A"**

Tract I:

Land in the 7th Civil District of Davidson County, Tennessee, as follows:

Being the southerly part of Lot No. 8, the southerly part of the easterly part of Lot No. 16 and part of a 25 foot strip immediately south of said Lots 8 and 16 on the revised plat of parts of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, Chancery Court at Nashville, described, in part, according to a survey made by James L. Murphy, Surveyor, dated January 23, 1969, as follows:

Beginning on the westerly right-of-way line of the Nashville and Franklin Interurban Railway, said point being the southeast corner of the property conveyed to Raymond W. Waller and wife, of record in Book 2797, page 565, Register's Office for said County; thence South 82 deg. 10 min. West 409.50 feet; thence South 8 deg. 11 min. East 267.14 feet; thence South 82 deg. 10 min. West 59.75 feet; thence South 8 deg. 34 min. East 25.36; thence North 82 deg. 10 min. East 468 feet to the westerly right-of-way line of the Nashville and Franklin Interurban Railway; thence with the same North 8 deg. 00 min. West 312.50 feet to the beginning.

Tract II:

Land in Davidson County, Tennessee, being part of a 25 foot strip immediately south of Lot No. 16 on the revised plat of parts of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, Chancery Court at Nashville, described as follows:

Beginning at a point in the easterly margin of Newman Place, said point being the southwest corner of the property conveyed to Walter I. Vallett, Jr., and wife, of record in Book 4444, page 888, Register's Office for said County; thence with Vallett's southern boundary line easterly 162 feet to the corner of the Justis Property of record in Book 4844, page 961, Register's Office for said County; thence South 8 deg. 32 min. East 25.36 feet; thence westerly 162 feet to the easterly margin of Newman Place; thence with the same northerly 25.36 feet to the beginning.

Being the same property conveyed to R. J. Keyser by deed from Yvonne H. Justis, unmarried of record in Book 8714, page 173, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 3, page 20, said Register's Office.