Davidson County DEEDWARR
Recvd: 05/20/03 09:19 2pgs
Fees:13.00 Taxes:316.35
20030520-0068433

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escr
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Hamidullah Durani	Hamidullah Durani	133-12-151
248 Elysian Fields Road	5557 Nevil Point	
Nashville, TN 37211	Brentwood, TN 37027	

For good and valuable consideration received, **Peggy D. Mathes, Administratrix of the Estate of Virginia D. Keith** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 00P-1451** unto the Grantee, **Hamidullah Durani, unmarried**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Virginia D. Keith, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to James D. Keith and wife, Virginia D. Keith, by Deed dated June 13, 1968, filed for record on June 13, 1968 in Book 4242, Page 905, Register's Office for Davidson County, Tennessee. Said James D. Keith having predeceased Virginia D. Keith.

This is improved property known as 248 Elysian Fields Road, Nashville, TN 37211.

Said Property is conveyed subject to any and all restrictions and easements of record including those listed in Book 4065, page 227 and Book 4082, page 106, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administratrix of the Estate of Virginia D. Keith its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of May 2003.

Peggy D. Mathes, Adm.
Peggy D. Mathes, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May 2003, before me personally appeared, Peggy D. Mathes, Administratrix of the Virginia D. Keith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Virginia D. Keith, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 1st day of May 2003.

My commission expires: 7/29/06

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,500.00.

Peggy D. Mathes, Adm.
Affiant

Subscribed and sworn to before me this 1st day of May, 2002.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.