Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/26/03 10:23 1pgs
Fees:13.00 Taxes:74.00

20030626-0088185

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. (Affix Seal)

Preparer's File #-03C0390

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean T. Page and Kimberly R. Page	Franklin National Bank	32-00-187
1657 Hunters Lane	SAME AS New Owner 230 Public Square	
Nasvhille, Tennessee 37207	Franklin, Tennessee 37065	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DOLLY KEENE, f/k/a Dolly Mai Williams, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SEAN T. PAGE AND KIMBERLY R. PAGE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 5, on the Plan of Dolly Keene Property Hunters Lane, of record in Plat Book 200112110136450, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dolly Mai Williams by Quitclaim Deed from Beulah P. Talley of record in Book 8220, page 442, Register's Office for said County.

Dolly Mai Williams is now married to J.B. Keene, and is now known as Dolly T. Keene. This is a conveyance of an unimproved lot, and not of a residence.

This conveyance is subject to any and all restrictions and easements of record.

(X) unimproved
This is ( ) improved property known as **1657 Hunters Lane, Nasvhille, Tennessee 37207**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 my hand this **19th** day of **June, 2003**:

Dolly Keene

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOLLY KEENE, f/k/a Dolly Mai Williams, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 19th day of June, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.