THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21175-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Darin Kellett Julia Keene 101 Haverford Drive Nashville, TN 37205	**Send Tax Bills To:** Franklin American Mortgage 501 Corporate Center Dr. #400 Franklin, TN 37067	**Tax Information:** Map No.130.01 Parcel No. 003.00

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, **William M. Edwards, Jr. , unmarried** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darin Kellett and Julia Keene, both unmarried** ("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 101 Haverford Drive, Nashville, TN, 37205

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 July 11, 2003.

William M. Edwards, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William M. Edwards, Jr.** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 07/24/03 14:23 2pgs
Fees:13.00 Taxes:998.63

20030724-0103865

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of West Meade Farms, Section 3 as of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William M. Edwards, Jr., and wife, Lou T. Edwards by deed dated January 29, 1993 from Lester W. Firstenberger and wife, Anna S. Firstenberger of record in Book 8853, page 372, Register's Office for Davidson County, Tennessee and being the same property conveyed by said grantees to James N. Bryan, Trustee and from James N. Bryan, Trustee to Williams M. Edwards, Jr., individually, of record in Book 11125, page 39, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) All matters appearing on the Plan of West Meade Farms, Section 3 of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee.