THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21989-10-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Affiant Subscribed and sworn to before me, 10th day of November, 2003. Notary Public My Commission Expires: My Commission Expires SEP. 25, 2004

WARRANTY DEED

Address New Owner: Betty J. Keeling 4202 Farrar Avenue Nashville, TN 37215	**Send Tax Bills To:** Countywide Home Loans P.O. Box 10423 Van Nuys, CA 91410-0423	**Tax Information:** Map No. 131-02 Parcel No. 187.00

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, **Suzanne Gregory McDaniel, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty J. Keeling, 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 4202 Farrar Avenue, Nashville, TN, 37215

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 the 10th day of November, 2003.

Suzanne Gregory McDaniel

Suzanne Gregory McDaniel

Davidson County DEEDWARR
Recvd: 11/17/03 15:47 2pgs
Fees:13.00 Taxes:913.90

20031117-0167608

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 10th day of November, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 of Block 4 on the Plan of Overton Hills as of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Suzanne Gregory McDaniel by deed dated June 22, 1995 from Romain Edward McDaniel, Jr. and John Gregory McDaniel of record in Book 9709, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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 ;
3) All matters appearing on the Plan of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee.