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. 22134-12-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $241,400.00. Affiant Subscribed and sworn to before me this 12th day of December, 2003. Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: James M. Keeton Julie A. Keeton 305 Stone Heath Court Nashville, TN 37211	**Send Tax Bills To:** Union Planters Bank, N.A.	**Tax Information:** Map No.180.03 Parcel No. 030.00 CO

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, **Paul Smith and wife, Angela Smith**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Keeton and wife, Julie A. Keeton** ("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 **305 Stone Heath Court, Nashville, TN, 37211**

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 12th day of December, 2003.

Paul Smith

Angela Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON *SS.:*

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paul Smith and Angela Smith**, 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 12th day of December, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 12/29/03 12:32 2pgs
Fees:13.00 Taxes:893.18

20031229-0183120

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 137 on the Plan of Section 1C, Stone Creek Park, as of record in Plat Book Book 9700, page Pages 469 and 470, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul Smith and wife, Angela Smith by deed dated 7/23/99 from Zaring Homes, Inc. of record in Book 11591, Page 884, 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) Declaration of Covenants, Conditions By-Laws and Retrictions for Stone Creek Park Homeowners Association, Inc., of record in Book 10324, Page 365; amended in Instrument No. 20010719-0076875, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4) Dedication of common area to Stone Creek Park Subdivision Homeowner's Association of record in Book 10763, Page 909, Register's Office for Davidson County, Tennessee.
5) Charter of Incorporation of Stone Creek Homeowners Association, Inc. of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.
6) All matters appearing on the Plan of record in Book 9700, Page 266 and 652, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of record in Book 9700, Page 469 and 470, Register's Office for Davidson County, Tennessee.
8) Easement for ingress and egress of record in Book 10716, Page 596, Register's Office for Davidson County, Tennessee.
9) Easement for water use of record in Book 6068, Page 119, Register's Office for Davidson County, Tennessee.
10) Easement for encroachment of record in Book 10487, Page 632, Register's Office for Davidson County, Tennessee.
11) Easement for water mains and appurtenances of record in Book 6218, Page 199, Register's Office for Davidson County, Tennessee.