WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/22/04 14:10 2pgs
Fees:13.00 Taxes:388.50

20040322-0032200

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Keen	Union Planters Bank	42-7-2
(NAME)	(NAME)	
814 Nesbitt Lane	7130 Goodlett Farms Parkway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cordova, TN 38016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mildred P. Ray, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael T. Keen and wife, Shelley J. Keen, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Bonnie Brae Subdivision, Section 2, of record in Plat Book 2330, Page 123, Register's Office for said County, to which reference is made for a more complete description.

Beginning at a point on the northwesterly margin of Nesbitt Drive at the corner of Lots Nos. 15 and 16; thence with the line between said lots northwesterly 254 feet to a point; thence N 35 deg. 42' W. 124 feet to a point; thence S 87 deg. 34' E 267 feet to a point in the westerly margin of Summerfield Drive; thence with the margin of same southwardly 194.3 feet to the beginning of a curve; thence around said curve in a southwesterly direction 36.15 feet to a point in the margin of Nesbitt Drive, thence with same 110 feet to the beginning.

Being the same property conveyed to Jesse M. Ray and wife, Mildred P. Ray, by Warranty Deed dated July 13, 1959, from J. Claud Smith and wife, Billie Katherine Smith, of record in Book 2925, Page 135, Register's Office for Davidson County, Tennessee. The said Jesse M. Ray having since died, thereby vesting property in Mildred P. Ray.

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

unimproved ☐

This is improved ☒ property, known as 814 Nesbitt Lane, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 March, 2004.

Mildred P. Ray

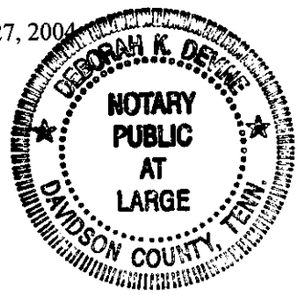
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred P. Ray, 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 and official seal at Nashville, Tennessee this 19th day of March, 2004.

Commission expires: November 27, 2004



Deborah K. Devine

Deborah K. Devine Notary Public