* Re-Record For Derivation Correction *

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $251,500.00.

Subscribed and sworn to before me, this 9th day of December, 2003.

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: MY COMM. EXP. 11/26/05

Affiant

Notary Public

RE-RECORD

Davidson County DEEDWARR
Recvd: 12/11/03 10:34 2pgs
Fees:13.00 Taxes:930.55
[redacted]
20031211-0177674

Davidson County DEEDWARR
Recvd: 05/14/04 09:13 2pgs
Fees:12.00 Taxes:0.00
20040514-0056563

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICE, IN
205 POWELL PLACE
SUITE 227
BRENTWOOD, TN 37027 # 2912C

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: AUBREY B. HARWELL JR, TRUSTEE		NAME: AUBREY B. HARWELL JR, TRUSTEE	
STREET ADDRESS: 150 FOURTH AVENUE NORTH SUITE 2000		STREET ADDRESS: 150 FOURTH AVENUE NORTH SUITE 2000	
CITY: NASHVILLE	STATE: TENNESSEE	CITY: NASHVILLE	STATE: TENNESSEE
ZIP CODE: 37219		ZIP CODE: 37219	
MAP & PARCEL NO.: 131-04-0-064.00			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Milton Keathley and wife, Mary V. Keathley

HEREINAFTER CALLED GRANTORS HAVE, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO AUBREY B. HARWELL JR, TRUSTEE

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 4, ON THE PLAN OF RESUBDIVISION OF BELMONT PARK, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2854, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SAID LOT NO. 4 FRONTS 145 FEET ON THE SOUTHERLY SIDE OF SHAKLEFORD DRIVE, AND EXTENDS BACK 172.5 FEET ON THE EASTERLY LINE AND 167.4 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 145 FEET.

BEING THE SAME PROPERTY CONVEYED TO OSCAR W. KEATHLEY AND WIFE, INA KATHERINE KEATHLEY AND WILLIAM T. PHIFER BY WARRANTY DEED FROM EDWARD L. CURLEY AND WIFE, MARGARET F. CURLEY, DATED 01/06/66, RECORDED 01/06/66, IN BOOK 3975, PAGE 506, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

* See 2nd Page

FURTHER BEING THE SAME PROPERTY CONVEYED TO MILTON KEATHLEY BY LAST WILL AND TESTAMENT FROM OSCAR WALTER KEATHLEY, DATED 07/09/91, IN WILL BOOK 178, PAGE 97, IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1505 SHACKLEFORD RD, NASHVILLE, TN 37215

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND WE 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 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, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS OUR HANDS THIS 9TH DAY OF DECEMBER, 2003.

Milton Keathley

Mary V. Keathley

State of Tennessee
County of Williamson } ss

On this the 9th day of December, 2003, before me, the undersigned Notary Public, personally appeared Milton Keathley and wife, mary V. Keathley, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires JULY 30, 2005

WARRANTY DEED

✳ The said William T. Phifer having since deceased on June 12, 1980, pursuant to his last will and testament leaving his estate to Ina Katherine Keathley of record in WB 130, Page 641, in the Probate Court of Davison County, Tennessee.

The said Ina Katherine Keathley now being deceased on April 16, 1991, leaving the estate to husband, Oscar Walter Keathley, pursuant to her last will and testament.