Davidson County DEEDWARR
Recvd: 05/20/04 11:55 2pgs
Fees:13.00 Taxes:573.50

20040520-0059412

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43040

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alisha M. Walker	Chase Manhattan Mortgage Corporation	156-2-125
886 Beech Bend Drive	5409 Maryland Way, Ste. 202	
Nashville, TN, 37221	Brentwood, TN 37027	

FOR AND IN 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, I/WE,

Timothy B. Keener and wife, Catherine Keener

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alisha M. Walker, unmarried

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. 625 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Timothy B. Keener and wife, Catherine Keener, by Warranty Deed from Timothy L. Donahue, unmarried, of record in Instrument No.: 20010326-0028670, and re-recorded in Instrument No.: 20010827-0092081, Register's Office for Davidson County, Tennessee.

Power of Attorney recorded at Instrument No. 20040520-0059410 and Instrument No. 20040520-0059411, Register's Office for Davidson County, Tennessee.
Unimproved ( )
This is improved (X) property known as 886 Beech Bend Drive, Nashville, TN 37221

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/our hand(s) this 18th day of May, 2004

Timothy B. Keener by Michael Sanderson Attorney in Fact
Timothy B. Keener by Michael Sanderson Attorney in Fact

Catherine Keener by Michael Sanderson Attorney in Fact
Catherine Keener by Michael Sanderson Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of May, 2004, personally appeared Michael Sanderson to me known to be the person who executed the foregoing instrument on behalf of Timothy B. Keener and Catherine Keener as Attorney in Fact, and acknowledged that Michael Sanderson executed the same as the free act and deed of the said Timothy B. Keener and Catherine Keener.

Witness my hand and official seal this 18th day of May, 2004.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. CATLIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES JULY 29, 2006