Davidson County DEEDWARR
Recvd: 06/09/04 08:56 3pgs
Fees:18.00 Taxes:599.40

20040609-0068398

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joan R. Keith	SunTrust Mortgage, INc.	Map 126-15 A
7928 Boone Trace	201 4th Ave. N/7th Floor	Parcel 076.00C0
Nashville, TN 37221	Nashville, TN 37219	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas A. Farr and wife, Allison S. Farr** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joan R. Keith**, unmarried, (The "Grantee"), her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 95, as shown on the map entitled Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, page(s) 316-317, and Surveyor's Certificate of Correction of record in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas A. Farr and wife, Allison S. Farr, by Deed from Donna J. Farr, dated November 12, 2002, of record in Instrument Number 20021114-0141482, dated November 14, 2002, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

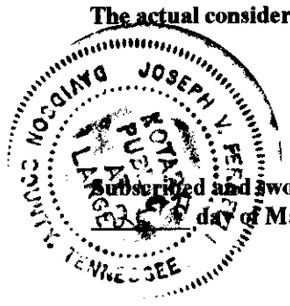
This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 9700, page(s) 316-317, and Surveyors Certificate of Correction of record in Book 10995, page 618, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9342, page 312, as re-recorded of record in Book 9735, page 931, as amended of record in Book 10032, page 813, and as supplemented of record in Book 10306, page 817, said Register's Office.
4. Grant of Overhead Line Easement of record in Book 8992, page 62, said Register's Office.
5. Easement and Right of Entry Agreement Underground of record in Book 9665, page 420, said Register's Office.

This is improved property commonly known as 7928 Boone Trace, Nashville, Tennessee 37221.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $162,000.00.



A M Wachter
Affiant

Subscribed and sworn to before me this 25th day of May, 2004.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Joseph V. Ferrelli
Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25TH day of May, 2004.

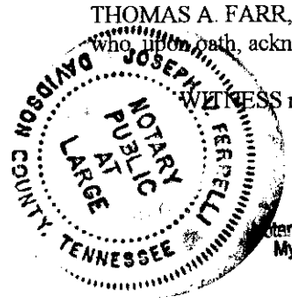
THOMAS A. FARR

ALLISON S. FARR by By: Tom FARR THOMAS A. FARR
THOMAS A. FARR, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared THOMAS A. FARR, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25TH day of May, 2004.



JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Joseph V. Ferrelli
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25TH day of May, 2004, before me personally appeared THOMAS A. FARR, to me known to be the person who executed the foregoing instrument on behalf of Alison S. Farr, pursuant to a Power of Attorney, and who acknowledged he executed the foregoing instrument as the free act and deed of the said Alison S. Farr..

WITNESS my hand and official seal at Nashville, Tennessee, this 25TH day of May, 2004.

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004