Davidson County DEEDWARR
Recvd: 07/01/04 09:07 2pgs
Fees:13.00 Taxes:629.00

20040701-0078208

State of Tennessee
County of

The actual consideration or value whichever is greater is $170,000.00.

Subsribed and sworn before me this the 18th day of June, 2004.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

JOHN A. BELL, JR.
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

This instrument prepared by:

**SOUTHEAST TITLE of Tennessee, Inc.** 400525

**214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027**

| Address of new owner: | Send tax bills to: |
|---|---|
| Diane Keeley | AmSouth Bank |
| 4012 Barnes Cove Drive | 2050 Parkway Office Circle |
| Nashville, TN 37221 | Birmingham, AL 35244 |

Map 173-9-B Parcel 4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Gallery Homes, LLC A Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Diane Keeley**, a married woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 4 on the Plan of Section One Barnes Cove as shown on plat of record in Instrument Number 20020409-0043258, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Gallery Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 28, 2003 of record in Instrument Number 20030305-0029435, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 4012 Barnes Cove Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 18th day of June, 2004.

Gallery Homes, LLC A Tennessee limited liability company

BY:_____
Thomas J. Sitzler, Chief Manager

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Thomas J. Sitzler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

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

My commission expires:




MEREDITH L. SHRADER
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Meredith L Shrader
Notary Public