Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/28/04 12:11 3pgs
Fees:18.00 Taxes:432.90

20040728-0090281

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin W. Keith (NAME)	Realty Mortgage Corporation (NAME)	MAP 119-1
2221 Sadler Avenue (ADDRESS)	7000 Executive Center Drive (ADDRESS)	PARCEL 104
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Gail McEwen Mayberry Metcalf and husband, Jonathan T. Metcalf

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

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:

Lot No. 34 of G. P. Rose Property as of record in Book 547, page 74, Register's Office for said County.

Excluded from said Lot No. 34 is the portion condemned by State of Tennessee for Highway right of way public use as described in Judgment recorded in Book 4385, page 889, Register's Office for said County, as follows: Being part of Lot No. 34 on the Plan of G. P. Rose Property as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Sadler Avenue said point being in the southeast corner of said lot; thence with the south line of Lot No. 34 North 83 deg. 52' West 253.5 feet more or less to a point; thence North 17 deg. 48' 11" East 11 feet to a point; thence South 81 deg. 34' East 247.7 feet to the point of beginning an containing 1.1329 square feet.

Being the same property conveyed to Michael W. Mayerry and wife, Gail McEwen Mayberry by deed dated 6/30/80 from Billy Joe Diggs and wife, Donna Sue Diggs of record in Book 5620, page 380; and to Gail McEwen Mayberry by deed from Michael Wayne Mayberry of record in Book 8167, page 89, Register's Office for Davidson County, TN. The said Gail McEwen Mayberry having since remarried and now being Gail McEwen Metcalf.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2221 Sadler Avenue, Nashville, TN 37210
(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 our hand s this 26th day of July, 2004

Gail McEwen Mayberry Metcalf

Jonathan T. Metcalf

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 Gail McEwen Mayberry Metcalf and husband, Jonathan T. Metcalf

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July 2004.

Commission expires 11/26/05

Laurie A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Jonathan T. Metcalf joins in this conveyance to convey any interest he may have as the husband of Gail McEwen Mayberry Metcalf.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, page 74, said Register's Office.

Subject to easement to the Department of Transportion, State of Tennessee, of record in Book 5758, page 663, said Register's Office.

Subject to right of way for L & N Railroad.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.