Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return To:
Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

Subscribed and sworn to before me, this [illegible] day of July, 2004.

Notary Public
My commission expires: [illegible]

KEVIN STEMKE NOTARY PUBLIC AT LARGE

06-0407-71345

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert G. Keyser, Sr. 2642 Woodberry Dr. Nashville TN 37214	Robert G. Keyser, Sr. 2642 Woodberry Dr. Nashville, TN 37214	096-050-073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan L. Hickam now known as Susan Cunningham**, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Robert G. Keyser, a single man**, hereinafter called the Grantee, his successors 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. 124, on the Plan of Woodberry Park, of record in Plat Book 2133, Page 119, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan L. Hickam, an unmarried woman, by deed, dated 04/11/97, from Sherri I. Allen and husband, Malcolm Allen, Jr., of record in Book 10418, Page 132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Mark Cunningham, husband of Susan Cunningham, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This property is improved property known as 2642 Woodberry Dr., Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 08/05/04 09:33 2pgs
Fees:13.00 Taxes:321.90
20040805-0094099

WITNESS my hand this 28 day of July, 2004.

Susan Cunningham f/k/a
Susan L. Hickam

Mark Cunningham

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Cunningham and Mark Cunningham, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28 day of July, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

