Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/09/04 14:31 1pgs
Fees:13.00 Taxes:74.00

20040809-0095971

WARRANTY DEED

Preparer's File #-04H0608

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean T. Page and Kim Page	Same	
1673 Hunters Lane		032-00-0-183
Nashville, Tennessee		

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, I/we, DOLLY KEENE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SEAN T. PAGE AND WIFE, KIM PAGE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, on the Plan of Dolly Keene Property, of record in Plat Instrument No. 20011211-0136450, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Dolly Mai Williams by Quitclaim Deed from Beulah P. Talley of record in Book 8220, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1673 Hunters Lane, Nashville, Tennessee**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **6th** day of **August**, **2004**:

Dolly Keene

Dolly Keene

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 DOLLY KEENE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Whites Creek TN, this 6th day of August, 2004.

Sharon Lain

Notary Public

My Commission Expires: 5-24-06

SHARON L. LAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.