Return to: First Title and Escrow Company, Inc.
File number 23243 Box 9B

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 08/23/04 15:37 3pgs
Fees:18.00 Taxes:924.63

20040823-0101764

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of August, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jennifer S. Keith	Capital Bank & Trust Company	117-7J-10
2033 Lombardy Avenue	1820 West End Avenue	
Nashville, TN 37215	Nashville, TN 37203	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY T. ANDERSON AND HUSBAND, JIMMY NAIFEH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER S. KEITH, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2033 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated sections 66-27-101 through 66-27-1231, herein referred to as the "Act") and the provisions of the Master Deed for the Kingsbridge Condominium of record in Book 7105, page 77, Register's Office for Davidson County, Tennessee, as amended in Book 7457, page 15, said Register's Office, including without limitation the by-laws appended thereto of record in Book 7105, page 804, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit,

Together with the undivided percentage interest in the common elements) as defined in Master Deed) appertaining in said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Betty T. Anderson by deed from Wanda Wear Woolen of record as Instrument No. 20010326-0028900, Register's Office for Davidson County, Tennessee.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Jimmy Naifeh joins in the execution of said conveyance for the limited purpose of conveying any interest he may have in said land by reason of marital status or otherwise.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1109, page 353 and Book 1133, page 85, Register's Office for Davidson County, Tennessee.

3. Perpetual Easement for utility installation and maintenance reserved in instrument dated April 5, 1939, of record in Book 1108, page 76, and Book 1109, page 353, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6763, page 357, Register's Office for Davidson County, Tennessee.

5. Master Deed and ByLaws establishing a Horizontal Property Regime of Kingsbridge Condominium Condominiums, of record in Book 7105, page 77, as amended at Book 7457, page 15, Register's Office for said County, and By-Laws of record in Book 7105, page 804, and amended at Book 9539, page 564, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record in Book 974, page 92, and at Book 7105, pages 846-850, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

This is improved property known as 2033 Lombardy Avenue, Nashville, TN 37215.

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, her heirs and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 17th day of August, 2004.

Betty T. Anderson

Betty T. Anderson

Jimmy Naifeh

Jimmy Naifeh

By: Betty T. Anderson

Betty T. Anderson, Attorney in Fact

Atty-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY T. ANDERSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY T. ANDERSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact of Jimmy Naifeh,** and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of August, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007