This instrument prepared by:
Catherine Birmingham, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 09/03/04 15:06 3pgs
Fees:18.00 Taxes:950.53
20040903-0107202

File No.: **2120-600747**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of August, 2004**, by and between **Richard W. Kellams**, parties of the first part, and **Aubrey B. Harwell, Jr. Trustee**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 133, ROLLING MEADOWS, PART OF O.F. NOEL ESTATE, as shown on plat of record in Plat Book 1424, Page 98-99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 133 fronts 119.0 feet on the northerly margin of Greerland Drive and runs back 182.6 feet on the westerly line and 178.0 feet on the easterly line, to a line in the rear, which measures 119.0 feet thereon.

Being the same property conveyed to Richard W. Kellams by Warranty Deed from Mary Ann McCaffrey Marks, married, recorded the 2nd day of April, 2002 in Instrument No. 20020402-0039728, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **132-01-077.00**
Improved OR
Unimproved property located at: **974 Greerland Drive, Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Richard W. Kellams

Richard W. Kellams

Melinda Susan Kellams

Melinda Susan Kellams

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard W. Kellams and wife Melinda Susan Kellams** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of August, 2004.**

Catherine Birmingham

Notary Public

My Commission Expires: _____

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Owner's Name: **Aubrey B. Harwell, Jr. Trustee**

and Address: **150 Fourth Avenue, North, Suite 2000**
Nashville, TN 37219

Mail tax bills to, (Person or Agency responsible for payment of taxes)
150 Fourth Avenue, North,
Suite 2000

Nashville, TN 37219

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**256,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda D. Arnold
Affiant

Subscribed and sworn to before me this **Thirtieth day of August, 2004.**

Catherine C. Burningham
Notary Public

My Commission Expires: _____

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005