WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Laqueta M. Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 2004

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires September 22, 2007
STATE OF TENNESSEE

G-2550-F

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laqueta M. Dukes & Terry E. Keup	New Owner	MAP 165-14
(NAME)	(NAME)	
4921 Peppertree Drive		PARCEL 91
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(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, Judy D. Keeter, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laqueta M. Dukes and Terry E. Keup, as tenants in common, with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Peppertree Forest, Section 13, as of record in Book 8250, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John Patrick Keeter, and wife, Judy Darlene Keeter, by deed from Jerry Butler, and wife, Georgia Butler, of record in Book 9000, Page 195, Register's Office for Davidson County, Tennessee. The said John Patrick Keeter and Judy Darlene Keeter having since divorced, and John Patrick Keeter conveyed his interest to Judy Darlene Keeter by Quitclaim Deed of record in Book 10182, Page 327, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/17/04 08:42 2pgs
Fees:13.00 Taxes:325.60
20040917-0111966

unimproved ( )
This is improved (X) property, known as 4921 Peppertree Drive, Antioch, TN 37013
(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 my hand this 15th day of September, 2004

Judy D. Keeter

DCTN01WC

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 Judy D. Keeter, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of September 2004

Commission expires 09-22-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Bertie Jo Whitaker
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