20314

Box 36
(1)

File #200420387

Davidson County DEEDWARR
Recvd: 09/24/04 13:50 2pgs
Fees:13.00 Taxes:1387.50

20040924-0115621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2004.

DERON H. BROWN NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES 10/22/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Deron H. Brown
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Judd Peak and Julie Bhattacharya Peak	SAME	Map: 159-03-12.00
(NAME) 5311 Lancelot Road	(NAME)	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JERRY W. KEATHLEY AND WIFE, MARY L. KEATHLEY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **WALTER JUDD PEAK AND WIFE, JULIE BHATTACHARYA PEAK,** 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 all of Lot No. 37, on the Plan of Section Two, Camelot Acres, as shown by plat appearing of record in Plat Book 3700, Page 151, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jerry W. Keathley and wife, Mary L. Keathley by Warranty Deed dated April 21, 1983 of record in Book 6045, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4193, Page 144; Sanitary Sewer and/or STrom Drainage Easement of record in Book 7959, Page 645; all matters shown on plat of record in Plat Book 3700, Page 151; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 5311 Lancelot Road, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 22nd day of September, 2004.

Jerry W. Keathley

Jerry W. Keathley

Mary L. Keathley

Mary L. Keathley

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jerry W. Keathley and wife, Mary L. Keathley who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of September, 2004.

Notary Public

My Commission Expires:

BARBARA T. HOOPER NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064