Davidson County DEEDWARR
Recvd: 10/08/04 08:52 2pgs
Fees:13.00 Taxes:675.25

20041008-0121625

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[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert S. & Marsha R. Jaffa	New Owners	Map 129-8
1046 Percy Warner Blvd		Parcel 70
Nashville, TN 37205		12076 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joseph H. Keith and wife, Julia D. Keith,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Robert S. Jaffa and wife, Marsha R. Jaffa,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13, & 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 85.0 feet on the easterly margin of Percy Warner Blvd. and extends back 297.37 feet on the northerly line and 210.05 feet on the southerly line to a dead line in the rear, measuring 164.21 feet thereon.

Being the same property conveyed to Joseph H. Keith and wife, Julia D. Keith from Okey B. Johnson and wife, Kathleen G. Johnson by deed of record in Book 7974, page 807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Any and all matters shown on the Plan of record in Book 3600, pages 12, 13, & 14 , Register's Office.

This is improved property commonly known as 1046 Percy Warner Blvd., Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $182,500.00.

Affiant

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

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPT. 6TH

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this day of September, 2004.

Joseph H. Keith

Julia D. Keith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of September, 2004, before me personally appeared Joseph H. Keith and Julia D. Keith and to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 30, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.