THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23449-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: David P. Keedy, Vicki L. Keedy 6320 Percy Drive Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.129.12-0 Parcel No. 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda W. Stewart**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David P. Keedy and wife, Vicki L. Keedy** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 6320 Percy Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2004.

Glenda W. Stewart by Anna White Elrod AIF
Glenda W. Stewart
By Anna White Elrod, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Anna White Elrod with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Glenda W. Stewart as her Attorney-In-Fact, and as the free act and deed of the within named Glenda W. Stewart as her Attorney in Fact, by Power of Attorney of record as Instrument No. 20041011-0122554, Register's Office for Davidson County Tennessee.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of October, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/21/04 13:32 2pgs
Fees:13.00 Taxes:684.50

20041021-0126888

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Section 1, Warner Park Valley, as of record in Plat Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Glenda W. Stewart by deed dated 5/27/82 from Eugene Francis Murray and wife, Elise M. Murray of record in Book 5891, page 584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid, prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee.