WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/04 10:57 2pgs
Fees:13.00 Taxes:541.87
20041213-0147725

JUDITH L. KNECHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$146,450.00**.

Misty Lawson
Affiant

Subscribed and sworn to before me, this the 18th day of November, 2004.

Judith L Knecht
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia A. McKeon	Patricia McKeon	**090-12-080.00**
626 American Road	626 American Rd	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James S. Fults and wife, Leigh Ann Fults

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia A. McKeon

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. 58 on the Plan of Charlotte Park Subdivision, Section I, recorded in Book 2663, Pages 2-6, 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 James S. Fults and wife, Leigh Ann Fults, by Quitclaim Deed from James S. Fults and wife, Leigh Ann Whitsitt and James M. Whitsitt III and wife, Diane Whitsitt, dated 04/29/02, of record in Instrument No. 20020509-0057294, Register's Office for Davidson County, TN.

This is improved (_X___) Unimproved (____) property, known as **626 American Road, Nashville, TN 37209**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **19th** day of **November, 2004.**

James S. Fults
James S. Fults

Leigh Ann Fults
Leigh Ann Fults

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James S. Fults and wife, Leigh Ann Fults,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **November, 2004.**

_____
Notary Public

My Commission Expires:_____

