Davidson County DEEDWARR
Recvd: 01/03/05 09:55 2 pgs
Fees:13.00 Taxes:525.40

20050103-0000239

WARRANTY DEED

B-CD-04-2003

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas P. Keiser	Bank Of America	
2003 Hackberry Lane (ADDRESS)	(NAME) 900 W. Trade Street (ADDRESS)	83-6-406
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VERNA M. JOHNSON-GRAVES, UNMARRIED, AND JACQUELYN MASON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS P. KEISER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 59, ON THE PLAN OF ROLLING ACRES, OF RECORD IN BOOK 1130, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 59 FRONTS 80.0 FEET ON THE NORTHERLY MARGIN OF HACKBERRY LANE AND EXTENDS BACK 256.5 FEET ON THE EASTERLY LINE AND 256.0 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 70.0 FEET THEREON.

Being the same property conveyed to Verna M. Johnson Graves and Jacquelyn Mason by Quitclaim Deed Michael T. Moser dated August 2, 1999 and filed for record on August 4, 1999 in Book 11605, Page 609, Register's Office for Davidson County, Tennessee, and BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. MOSER BY QUITCLAIM DEED FROM VERNA M. JOHNSON GRAVES, UNMARRIED, RECORDED THE 4TH DAY OF AUGUST, 1999 IN DEED BOOK 11605, PAGE 609, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2003 Hackberry Lane, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of December, 2004.

X Verna M. Johnson-Graves
Verna M. Johnson-Graves

X Jacquelyn Mason
Jacquelyn Mason

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Verna M. Johnson-Graves and Jacquelyn Mason , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the 28th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903