File No. 250400215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/05 13:21 2 pgs
Fees:13.00 Taxes:407.00

20050414-0041711

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Bobby Ray Denson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/22/05
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Ray Denson	Bobby Ray Denson	147-06-0-202.00
(NAME) 920 Swinging Bridge Drive	(NAME) 920 Swinging Bridge Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Louise Keathley**, MARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Ray Denson**, MARRIED, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 263, on the Plan of Section Five, Caldwell Country Estates, as shown by plat appearing of record in Plat Book 3300, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is a tract of land conveyed to the Metropolitan Government of record in Book 7164, Page 308, said Register's Office, described as follows:

Being part of Lot No. 263 on the Plan of Section Five, Caldwell Country Estates, as of record in Book 3300, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point, said point being 25 feet West from the center line of Edmondson Pike and on the northern property line; thence, along said right-of-way line along a curve to the right of radius, 925 feet for 112 feet to a point; thence, North 57 deg. 02' 17" West, for 5 feet; thence, along a curve to the left of radius 920 feet for 111.40 feet to a point; thence, South 63 deg. 58' 31" East, for 5 feet to the point of beginning and containing an area of 558.49 square feet, more or less.

Being the same property conveyed to Mary Louise Keathley by Quitclaim Deed dated August 27, 2001 of record in Instrument No. 20010827-0092546, Register's Office for Davidson County, Tennessee.

This property is investment property and is not the marital residence of the Grantor or his spouse, Jerry W. Keathley.

All matters shown on plat of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5005-5007 Edmondson Pike, Nashville, TN 37211
(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), his 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), his 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.

MLK

Witness my/our hand(s) this 8th day of April, 2005.

Mary Louise Keathley

Mary Louise Keathley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary Louise Keathley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/8/2005

Witness my hand at office this 8th day of March, 2005.

Commission expires: 10/22/05

Barbara T. Hodge Notary Public

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMM. EXP 10/22/05

File Number: 250400215

RETURN TO:

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Franklin, TN 37064