Davidson County DEEDWARR
Recvd: 05/12/05 13:29 3 pg:
Fees:18.00 Taxes:1110.00

20050512-0053791

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43606

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Curtiss Shewmaker	Same as New Owner	107-1-4
750 Old Hickory Blvd. Bldg. 2		
Suite 150		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JULIA WHITE (25%), JANICE DOZIER (25%), RENFRO LEBARON RAYBON (12.5%), ANNIE DAVIS (12.5%), JAMES T. KEELING (8.34%), HUGH R. WORD, III (8.33%), and ANDREW WORD (8.33%), being all of the Heirs at Law of ALEX KEELIN a/k/a ALEX KEELING, deceased,**

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

C. Curtiss Shewmaker

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:

See Attached Legal Description

BEING the same property conveyed to Alex Keelin by deeds from Ephram Bateman (as to approximately 1 acre), by deed of record in Book 741, page 231, and by deed from George P. Hand and wife, Florence Hand (as to approximately I acre) of record in Book 313, page 88, Register's Office for Davidson County, Tennessee, the said Alex Keelin a/k/a Alex Keeling having since died. See Affidavit of Heirship recorded as Instrument Number 20050512-0053789 **, Register's Office for Davidson County, Tennessee for complete derivation.**

There is also conveyed and assigned herewith all of the Grantors' rights and interests to the Grantee in that certain Lease between the Heirs of Alexander Keeling and the Lamar Corporation for a Sign on said premises of record in Book 9739, page 230, Register's Office for Davidson County, Tennessee, including the right to receive rentals under said Lease Agreement.

Unimproved (x)
This is improved property known as 1809 Dabbs Avenue, Nashville, TN 37217

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, their heirs and assigns forever, and we do covenant with 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 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 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 our hands this 4TH day of ~~April~~ May, 2005.

JULIE WHITE

ANNIE DAVIS

JANICE DOZIER

JAMES T. KEELING

RENFRO LEBARON RAYBON

HUGH R. WORD, III

By: JACQUELINE BAKER, ATTORNEY-IN-FACT

ANDREW WORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JULIE WHITE, JANICE DOZIER, ANNIE DAVIS, JAMES T. KEELING, HUGH R. WORD, III and ANDREW WORD, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4TH day of ~~April~~ May, 2005.

NOTARY PUBLIC

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

My Commission Expires: 7/29/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of April, 2005, before me personally appeared JACQUELINE BAKER, to me known to be the person who executed the foregoing instrument in behalf of RENFRO LEBARON RAYBON, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said RENFRO LEBARON RAYBON, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4TH day of ~~April~~ May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

SURVEYORS' DESCRIPTION
ALEX KEELIN ESTATE
1809 DABBS AVENUE
PROPERTY MAP 107-01, PARCEL 4
DAVIDSON COUNTY, TENNESSEE

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 2/26/05, Project Number 05-016 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly right of way of Dabbs Avenue; said iron pin being in the northeasterly corner of Gleaves Properties, L.P. of record in book 20030612, page 0081342 R.O.D.C. TN, and said iron pin also being the southeasterly corner of the herein described tract; and proceeding as follows.

1. Leaving said southwesterly right of way of Dabbs Avenue and with the northerly boundary of Gleaves Properties, L.P. S 81deg45'07" W 388.02 feet to an existing iron pin at the southeasterly corner of Smith Crowe Realty Capital, LP of record in book 20000901, page 0086612 R.O.D.C. TN; thence,

2. With the easterly boundary of Smith Crowe Realty Capital, LP N 04deg12'39" W 272.36 feet to an existing iron pin; thence,

3. N 80deg52'39" E 169.18 feet to an iron pin set on the southwesterly right of way of Dabbs Avenue, passing at 158.67 feet an existing iron pin; thence,

4. With said southwesterly right of way of Dabbs Avenue S 44deg18'20" E 339.26 feet to the point of beginning.

Containing 76,166 square feet or 1.75 acres more or less.

Being a portion of the same property conveyed to Alex Keelin of record in book 741, page 231 R.O.D.C. TN and book 313, page 88 R.O.D.C. TN.

\05-016.des
April 22, 2005