Davidson County DEEDWARR
Recvd: 05/16/05 12:44 2 pg
Fees:13.00 Taxes:1424.50
20050516-0054866

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-SUN-05-2900

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Keyser	NEW OWNER (NAME)	
2900 Blakemore Avenue		104-07-0-084.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(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 DOWE CARTER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBIN KEYSER, 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:

Being Lot NO. 4 of Block I on the plan of Fairfax Place, as of record in Book 547, pages 137-138, Register's Office for Davidson County, Tennessee. Said Lot No. 4 runs 60 feet on the northerly margin of Blakemore Avenue and runs back between parallel lines 140.43 feet to an alley (since converted to 31st Avenue South, Nashville, TN).

Being the same property conveyed to Dowe Carter, unmarried, by Warranty Deed from Myron Lee McAmis and Jennielynn McAmis Loveday, dated October 8, 2004 and filed for record in Instrument No. 20041018-0124882, 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 2900 Blakemore Avenue, Nashville, Tennessee 37212
(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 13th day of May, 2005.

Dowe Carter by Pamela Jo Yates P.O.A.
Dowe Carter

STATE OF Tennessee

COUNTY OF Davidson

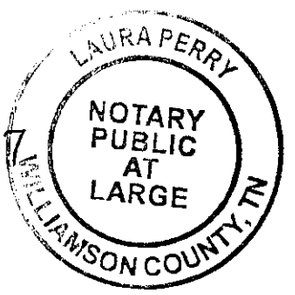
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pound Lamb, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Dowe Carter, unmarried and acknowledged that he/she executed the same as the free act and deed of the said Dowe Carter, unmarried.

Witness my hand and official seal, this the 13th day of May, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959