When recorded return to:
The Home Closing Company, Inc.
214 Centerview Drive, Suite 225
Brentwood, TN. 37027

Davidson County DEEDWARR
Recvd: 06/17/05 14:04 3 pg:
Fees:18.00 Taxes:906.13

20050617-0069630

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-859737**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Tenth day of June, 2005**, by and between **Stephen D. Keller and Everett P. Jackson**, parties of the first part, and **Jana D. Talbot, An Unmarried Woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF PHASE I, SHEFFIELD ON THE HARPETH, OF RECORD IN BOOK 6900, PAGES 10 AND 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Stephen D D. Keller and Everett P. Jackson from A. Michael Bush and wife, Eugenia S. Bush, by virtue of Warranty Deed as recorded on 01/03/2001 in Instrument Number 20010103-0000898, in the Register's Office for Davidson County, Tennessee.

This property is not Homestead property as defined by Tennessee Statute.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
2005

Parcel ID # **141-15D-59CO**
X Improved OR
Unimproved property located at: **7528 Staffordshire Dr., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Stephen D Keller

Everette P. Jackson

STATE Texas OF

COUNTY Harris OF

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stephen D. Keller and Everett P. Jackson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Tenth day of June, 2005.**

Janie M Branan
Notary Public

JANIE M. BRANAN
Notary Public, State of Texas
My Commission Expires
June 30, 2008

My Commission Expires 6-30-08

****

Owner's Name: **Jana Talbot**

and Address: **7528 Staffordshire Dr.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bank of the South
551 N. Mt. Juliet Road
Mt. Juliet, TN. 37122

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**244,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Tenth day of June, 2005.**

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009