THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24274-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $736,000.00. Affiant Subscribed and sworn to before me this 23rd day of June, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: William Houston Herbert Elizabeth G. Herbert 1012 Noelton Avenue Nashville, TN 37204	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** Map No.118.09 Parcel No. 31.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin J. Keyser, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Houston Herbert and wife, Elizabeth G. Herbert** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1012 Noelton Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of June, 2005.

Robin J. Keyser

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robin J. Keyser**, 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, at office, this 23rd day of June, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/28/05 14:39 2 pgs
Fees:13.00 Taxes:2723.20

20050628-0074406

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Noelton, not of record, described according to a survey made by W.B. Southgate, Surveyor, on May 25, 1923, as follows:

Beginning on the northerly margin of Noelton Lane, 669 feet east of the northeast intersection of said lane and Granny White Pike; thence with the northerly margin of Noelton Lane, South 84 deg. 30 min. East, 100 feet to a point, the southwest corner of the property conveyed to H.H.McAlister, Jr., by deed from Oscar F. Noel, et al, Trustees, of record in Book 611, page 785, Register's Office for said County; thence with his west line, North 2 3/4 deg. East, 200 feet; thence North 86 1/2 deg. West, 100 feet; thence South 2 deg. 45 min. West, 200 feet to the point of beginning.

Being the same property conveyed to John E. Keyser, III and wife, Robin J. Keyser by deed dated March 28, 2003 from Robert E. Oglesby and wife, Vicki G. Oglesby of record in Instrument No. 20030331-0042126, Register's Office for Davidson County, Tennessee. Being further conveyed to Robin J. Keyser by quitclaim deed from John E. Keyser, III of record in Instrument No. 20030331-0042128, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the survey by W.B. Southgate dated May 25, 1923.