Davidson County DEEDWARR
Recvd: 07/14/05 10:42 2 pg
Fees:13.00 Taxes:1080.40

20050714-0081686

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $292,000.00.

Subsribed and sworn before me this the 11th day of July, 2005.

Affiant

Notary Public

(Affix Seal)

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500355
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Michael Keiser and wife, Barbara Keiser
1517 Braebury Circle
Nashville, TN 37211

Send tax bills to:
Wachovia MortgageCorporation
1100 Corporate Center Drive
Raleigh, NC 27607

Map 172-14-A Parcel 88

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Derrick Darnell Williams and Ruth Ann Williams, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Michael Keiser and wife, Barbara Keiser

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 84 on the Plan of Section Two Wexford Downs of record in Plat Book 9700, pages 593 and 594, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Derrick Darnell Williams and Ruth Ann Williams, husband and wife, by Deed dated September 29, 1999 of record in Book 11684, page 350, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1517 Braebury Circle, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 11th day of July, 2005.

Derrick Darnell Williams

Ruth Ann Williams

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 Derrick Darnell Williams and wife, Ruth Ann Williams, 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, this 11th day of July, 2005.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006