Davidson County DEEDWARR
Recvd: 08/03/05 15:15 3 pgs
Fees:18.00 Taxes:111.00

20050803-0091271

WARRANTY DEED

JOHN-05-1121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton L. Keith	New Owner (NAME)	
1121 Pennock Avenue		82-3-324
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(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 RICHARD DOUGLAS LITTLE, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MILTON L. KEITH, 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:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 1121 Pennock Avenue, Nashville, Tennessee 37207
(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 27th day of July, 2005.

Richard Douglas Little, Jr.

Michele R. Little

STATE OF Tennessee
COUNTY OF Davidson

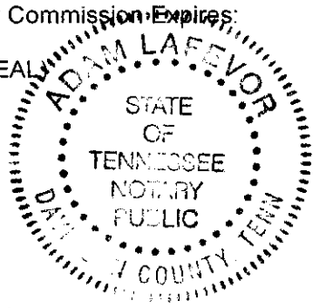
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Douglas Little, Jr., and Michele R. Little, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

BEING LOT NO. 37 IN CRUTCHER BROTHERS PLAN OF LOTS IN NORTH EAST NASHVILLE, WHICH PLAN IS RECORDED IN BOOK 161, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 FRONTS 50 FEET ON THE EASTERLY SIDE OF PENNOCK STREET AND EXTENDS BACK ON THE NORTHERLY LINE 155.4 FEET AND ON THE SOUTHERLY LINE 154.8 FEET TO AN ALLEY, AND MEASURES 50 FEET ON SAID ALLEY.

Michele R. Little joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO HARDEN W. LEONARD BY WARRANTY DEED FROM HAZEL LEONARD OLSON AND HUSBAND, THEODORE HERBERT OLSON, RECORDED ON THE 22ND DAY OF JANUARY, 1963, IN DEED BOOK 3502, PAGE 195, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Harden W. Leonard having died intestate and predeceasing his spouse, Emma Lou Leonard, his sole surviving heir at law, as evidenced by Affidavit of Heirship recorded simultaneously herewith of record in Inst. No. 20050803-0091270, said Register's Office. The said Emma Lou Leonard having since died testate, leaving Richard Douglas Little, Jr., as the devisee under the will of record in Will Book 197, Page 368, Docket No. 95P-686, Probate Court for Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 161, Page 158, said register's office; and c) any and all existing easements and restrictions as shown of record.