WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/05 14:00 2 pg:
Fees:13.00 Taxes:1295.00

20921

20050908-0108251

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF September, 2005.

Carol A. Clawson

(Affix Seal) Notary Public

My Commission Expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James M. Keith and wife, Jennifer Hill Keith	America's Wholesale Lender	Map and Parcel:
5600 Cloverland Park Drive	750 Old Hickory Boulevard, Suite 180 Brentwood, Tennessee 37027	171-04-0B 001.00CO
Brentwood, TN 37027		

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, DANIEL H. HERRING AND WIFE, SHERRIE S. HERRING, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES M. KEITH and wife, JENNIFER HILL 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:

BEING Unit (Lot) 1 on the Plan of Cloverland Park, P.U.D. as shown on plat of record in Instrument No. 20001013-0102079 as amended in Instrument No. 20010620-0065214, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Daniel H. Herring and wife, Sherrie S. Herring, by Warranty Deed from Stephanie Forrester, married, of record in Instrument No. 20041012-0122781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2005 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 171-04-OB 001.00CO.
b. All matters appearing on the Plan of Cloverland Park Subdivision, of record in Instrument No. 20001013-0102079 as amended in Instrument No. 20010620-0065214, Register's Office for Davidson County, Tennessee.
c. Restrictions of record in Instrument No. 20010904-0095214, Register's Office of said County.
d. Easement to Cloverland Park Homeowners Association of record in Instrument No. 20040910-0109502, said Register's Office.
e. Waterline Easement of record in Book 4506, page 48, Register's Office for Davidson County, Tennessee.
f. Sanitary Sewer Easement of record in Book 7885, page 746, said Register's Office.

This is (X) improved property known as 5600 Cloverland Park Drive, Brentwood, Tennessee 37027.

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 the GRANTOR(S), 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 that 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 2nd day of September, 2005:

Daniel H. Herring

Sherrie S. Herring

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named DANIEL H. HERRING AND WIFE, SHERRIE S. HERRING, the bargainor(s), 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 at Franklin, Tennessee, this 2nd day of September, 2005.

Notary Public

My Commission Expires: _____

