Davidson County DEEDWARR
Recvd: 09/19/05 09:35 4 pgs
Fees:23.00 Taxes:721.50
20050919-0111942

58 b

This Instrument Prepared by: A. Harrison Johnson, Jr., Attorney
401 Church Street, Suite 2600
Nashville, TN 37219
(615) 259-9337

New Owner's Name and Address: John E. Keyser III
414 Woodlawn #40 -
Nashville, TN 37205 -

Mail Tax Notices to: Same

Tax Map and Parcel#: Map 159-03 Par.38

WARRANTY DEED

THIS DEED is made on September 15, 2005, by and between the Grantor, GEORGE KHOURY, and JOHN E.KEYSER III (the "Grantee").

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to the Grantor, receipt whereof is hereby acknowledged, the Grantor herein has bargained and sold to the Grantee, and does hereby bargain, sell and convey unto JOHN E. KEYSER III (the "Grantee") the following described "Property" located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 8 on the Final Plat of High Ridge Subdivision, Phase Two, of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to George Khoury from High Ridge, L.L.C., a Tennessee limited liability company, by warranty deed of record in Instrument No. 20020107-0002230, said Register's Office.

Said Property is unimproved property, known as 1128 Radnor Glen Drive, in the City of Nashville, County of Davidson, State of Tennessee 37027 (the "Property Address" herein).

This conveyance is made subject to all matters shown on the Subdivision Plan of record in Instrument No. 20010129-0008513, to the Declaration of Covenants, Conditions and Restrictions for High Ridge Subdivision of record in Book 11741, page 713; to terms and conditions of Articles of Organization of record in Book 9795, page 237; to terms and conditions of Charter for High Ridge Homeowner's Association of record as Instrument No.200001070002658; to a Stormwater Detention Agreement of record in Instrument No.20010109-0002596, all in the Register's Office for said County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental bodies.

TOGETHER WITH all easements, rights, hereditaments and appurtenances, now or hereafter a part of the Property.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, and the Grantee's successors and assigns, in fee simple forever.

And, the Grantor does covenant with the Grantee, that he is lawfully seized and possessed of the said Property in fee simple, has a good right to convey it, and that the Property is unencumbered, except for those matters shown above and the 2005 taxes which have been prorated and assumed by the Grantee.

And the Grantor does covenant and bind himself, his heirs, administrators, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, and his heirs and assigns, against all lawful claims and demands of all persons, subject to the matters set forth herein.

Mary Khoury, the wife of the Grantor, joins herein for the sole purpose of quitclaiming and releasing unto the Grantee all of her right, title and interest in and to the Property, including, but not limited to, any homestead, dower, marital and spousal rights, if any.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

George Khoury

Mary Khoury

Individual Acknowledgement

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of September, 2005, before me personally appeared George Khoury, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the

same as his/her/such person's free act and deed.

Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.



NOTARY PUBLIC

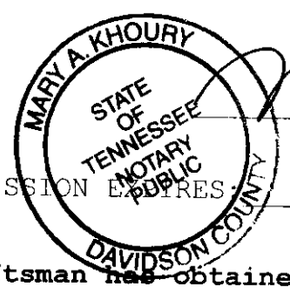
MY COMMISSION EXPIRES: 5-23-09.

Individual Acknowledgement

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15 day of September, 2005, before me personally appeared Mary Khoury, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed.

Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-09.

The draftsman has obtained the information contained herein, relating to the legal descriptions and the exceptions to title from the Grantor or third parties, including the Grantee's attorneys; therefore, the draftsman has relied solely on this information in drafting this instrument. All persons having an interest in this Property should judge this instrument accordingly.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me this 15TH day of SEPTEMBER, 2005.

NOTARY PUBLIC

My Commission Expires:
3-21-09

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.