Davidson County DEEDWARR
Recvd: 10/12/05 15:14 2 pgs
Fees:13.00 Taxes:517.63

20051012-0123154

WARRANTY DEED

JANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

David Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES: 9/30/06 (AFFIX SEAL)

After Recording Return To:
Heritage Title Services, LLC
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Ebe	Wells Fargo, N.A.	MAP 083-12
(NAME)	(NAME)	
2605 Eastland Avenue	11301 Camel Commons Blvd.	PARCEL 162
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Charlotte, NC	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margaret Keef, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Ebe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Rosewood Heights, Section VI, Third Addition, as of record in Book 2854, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Margaret Keef, a widow, by Warranty Deed dated August 17, 1978, from Wayne V. Stewart and Rebecca E. Stewart Martin, of record in Book 5326, Page 673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Edna Chaffin, executes this Instrument as Attorney-in-Fact on behalf of Mary Margaret Keef pursuant to General Power-of-Attorney of record by Instrument No. 20020115-0006044, Register's Office for Davidson County, Tennessee

Mary Margaret Keef and Margaret Keef being one and the same person.

unimproved ( )
This is improved (X) property, known as 2605 Eastland Avenue, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of September, 2005

Margaret Keef
By: Mary Margaret Keef
Edna Chaffin, Attorney-in-fact
Edna B. Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edna Chaffin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Margaret Keef, as her Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Margaret Keef.

Witness my hand and seal at Goodlettsville, Tennessee, this the 30th day of September, 2005.

Notary Public

My Commission Expires: 9/22/07

