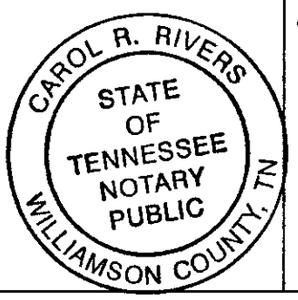
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Dale Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2005.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: . 11/10/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/06/05 14:38 2 pgs
Fees:13.00 Taxes:458.80
20051206-0146872

B-4821

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (N.H.)	MAP-PARCEL NUMBERS
Kristopher K. Keller	Same as New owner	096-06-0-072.00
(NAME)	(NAME)	
2802 McCampbell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Dale Miller, married and Jack C. Wilson, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristopher K. Keller, unmarried 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 the 3rd Civil District of Davidson County, Tennessee, being part of a tract marked "Reserved" on the map of Donelson Heights, according to a survey made by Hickson-Adams-Johnson, Engineer and surveyors, of record in Book 1424, Page 35 and more particularly described as follows:

Beginning at an iron pin on the southerly margin of McCampbell Avenue, thence South 58 deg. 12' West as distance of 209.8 feet to a concrete monument; thence in a southwesterly direction in a curve, a distance of 39.3 feet to a concrete monument in the easterly margin of Surrey Road; thence South 31 deg. 48' East along the easterly margin of Surrey Road to an iron pin; thence North 83 deg. 49' East a distance of 219.3 feet to an iron pin; thence North 2 deg. 59' West a distance of 77.7 feet to an iron pin; thence North 31 deg. 48' West a distance of 91.3 feet to an iron pin, the point of beginning.

Being the same property conveyed to Dale Miller and Jack C. Wilson, each with a ½ undivided interest from Billy Gray dated May 20, 2005 of record in Instrument No. 20050629-0075009, and re-recorded in Instrument No. 20051011-0122504, Register's Office for Davidson County, Tennessee.

The grantors do hereby warrant, covenant and certify that the subject property is not their homestead as defined by statue.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2802 McCampbell Avenue, Nashville, TN 37214
(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 our hands this 1st day of December, 2005.

Dale Miller

Dale Miller

Jack C. Wilson

Jack C. Wilson

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 Dale Miller and Jack C. Wilson 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 at Brentwood, Tennessee this 1st day of December, 2005.

Commission expires: 11/10/08

Carol R Rivers

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027