Davidson County DEEDWARR
Recvd: 02/17/06 12:13 2 pgs
Fees:13.00 Taxes:351.50

20060217-0019404

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2006.

Notary Public
My commission expires: 5/28/2006

05-0601-62686

Address of New Owner:	Send Tax Bills to:	Tax Information
David Richard Montrel Holbert	Susan H. Keen	43-13-0-221
210 Forest Park Road	1025 Forest Harbor Drive	
Madison TN 37115	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan H. Keen, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Richard Montrel Holbert, hereinafter called the Grantees, their successors 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. 10 Block H, on the map of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for said County, and described as follows:

Being the same property conveyed to Jerry L. Keen and wife, Susan H. Keen by deed from Susan Ellen Grisham, dated 8-14-89, of record in Book 7928, Page 380, Register's Office for Davidson County, Tennessee, and further being a portion of the same property conveyed to Susan H. Keen by deed from Jerry L. Keen, dated 7-15-04, of record in Instrument No. 20041011-0122556, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 210 Forest Park Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of February, 2006.

Susan H. Keen

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan H. Keen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 13th day of February, 2006.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006