03

Davidson County DEEDWARR
Recvd: 08/10/06 13:09 2 pgs
Fees:13.00 Taxes:860.25

20060810-0098656

Realty Title
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $232,500.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Colbert
Affiant

Subscribed and sworn to before me, this 3rd day of August, 2006.

Notary Public
My commission expires: 02/22/09

03-0607-33906

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephen Graham 7209 Magnolia Hills Drive Nashville TN 37221	Synovus Mortgage Corp 2204 Lakeshore Drive # 325 Birmingham, AL 35209	155-12-0-A-003

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, Thomas R. Keown and wife, Dorothy S. Keown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Graham and wife, Bethany Graham, 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. 3, on the Plan of Magnolia Hills, a Planned Unit Development, of record in Book 7900, Page 809, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Keown and wife, Dorothy S. Keown by deed from South Harpeth Construction Co., Inc., a Tennessee corporation, dated 6-28-95, recorded 6-29-95, of record in Book 9716, Page 809, Register's Office for Davidson County, Tennessee.

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 7209 Magnolia Hills Drive, Nashville, TN 37221

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 3rd day of August, 2006.

Thomas R. Keown

Dorothy S. Keown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 3rd day of August, 2006.

[redacted] RT Notary
State of Tennessee at Large

My Commission expires 2-4-09
[redacted]
RT Notary

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY