WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/07 09:23 2 pgs
Fees:13.00 Taxes:1572.50
20070209-0016924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keystone LLC	Keystone LLC	118-9-5
(NAME)	(NAME)	
314 Wilson Pike Circle	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Henry C. Stinson and wife, Ann G. Stinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keystone LLC, a Tennessee Limited Liability Company, 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 Nos. 1 and 2 on the Map of the Subdivision of the North part of Lots Nos. 10 and 11 on the Map of Noelton, not of record, and described according to a survey thereof made by W. B. Southgate, Surveyor, in August 1938, as follows:
Beginning at the southwest intersection of 10th Avenue South and Battlefield Drive; thence with the margin of Battlefield Drive, westerly 164 feet to a point, the northeast corner of the Kidweel Property; thence with Kidweel's east line, southerly 203 feet to a point in the north line of Mrs. Yearger's property; thence with Mrs. Yearger's north line, easterly 202 feet to a point in the west margin of 10th Avenue South; thence with the margin of the same, northerly 210 feet and 4 inches, more or less, to the point of beginning.
Being the same property conveyed to HENRY C. STINSON AND WIFE, ANN G. STINSON, by deed from JAMES A. COOPER AND WIFE, HELEN W. COOPER, of record in Book 4727, page 194, dated July 10, 1973, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3301 Lealand Lane, Nashville, TN 37215
(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 7th day of February, 2007.

Henry C. Stinson

Ann G. Stinson

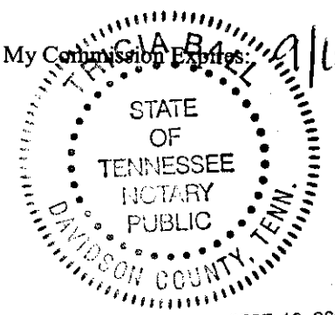
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry C. and Ann G. Stinson, the within named 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 Nashville this 7th day of February, 2007

Notary Public

My Commission Expires: 9/19/09



My Commission Expires SEPT. 19, 2009