39-03

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/07 12:37 2 pgs
Fees:13.00 Taxes:950.90

20070321-0034356

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,000.00.

Affiant

Subscribed and sworn to me on March 21, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22280SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susan H. Keffer 4708 Nebraska Avenue Nashville, TN 37209	New Owner	103-030-240.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, M. Noelle Goodin, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Susan H. Keffer, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 and the easterly 5 feet of Lot No. 12 of Block 10 on the map of a part of Sylvan Park of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 11 and the easterly part of Lot No. 12 front together 55 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to M. Noelle Goodin, an unmarried woman, by Warranty Deed from Theresa L. Everett, an unmarried woman, of record as Instrument No. 20060606-0066956, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4708 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on March 16, 2007.

M. Noelle Goodin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 16, 2007, before me personally appeared M. Noelle Goodin to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and official seal on March 16, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

My Commission Expires: