WARRANTY DEED

22469

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF March, 2007.

(Affix Seal) Notary Public

My Commission Expires: 7-24-10

Davidson County DEEDWARR
Recvd: 03/28/07 11:26 2 pgs
Fees:13.00 Taxes:499.13

20070328-0037040

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelley L. Keith	New Owner	Map and Parcel 042-09-0-121.00
906 Tuckahoe Drive		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, ALLISON HALEY LUFFMAN, a married person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto KELLEY KEITH, an unmarried person, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 65, Kemper Heights, Section Two, as shown on the Plan of record in Plat Book 2331, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allison Haley Luffman, unmarried by warranty deed from James Smotherman, unmarried of record in Instrument No. 20070306-0027441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 042-09-0-121.00.
b. All matters appearing on the Plan of Kemper Heights, Section Two, of record in Plat Book 2331, page 104, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 2442, page 459, Register's Office for Davidson County, Tennessee.
d. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5569, page 127, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 906 Tuckahoe Drive, Madison, Tennessee 37115.

WILLIAM ARTHUR SMOTHERMAN, IV, HUSBAND OF ALLISON HALEY LUFFMAN, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN AN TO THE SUBJECT PROPERTY BY REASON OF HIS MARTIAL STATUS, OR OTHERWISE.

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(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she further covenants and binds himself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 22nd day of March, 2007:

Allison Haley Luffman

William Arthur Smotherman, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named ALLISON HALEY LUFFMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of March, 2007.

Notary Public

My Commission Expires: 12-13-2008

LAURIE M. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named WILLIAM ARTHUR SMOTHERMAN, IV, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of March, 2007.

Notary Public

My Commission Expires: 12-13-2008

LAURIE M. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY