Davidson County DEEDWARR
Recvd: 06/20/07 15:21 2 pgs
Fees:13.00 Taxes:138.75

20070620-0073869

Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00 Jane McKellar Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JUNE, 2007. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: SEPTEMBER 22, 2007. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOEL McKELLAR, ET UX	**SAME**	**105-16-0-019.00**
(NAME) **1010 GILMORE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, WILLIAM F. PIPER, III AND KEITH A. PIPER, BOTH MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL MCKELLAR AND WIFE, JANE MCKELLAR,** 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 No. 38, Section Two, Russwurm Heights, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 75 feet on the westerly side of Seminole Avenue and runs back 150 feet on the northerly line and 198.60 feet on the southerly line to a dead line measuring 89.6 feet thereon.

Being the same property conveyed to William F. Piper, III and Keith A. Piper, as tenants in common by deed from Burnease Kilgo of record as Instrument No. 20070614-0071417, dated June 6, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Book 2083, page 101, Restrictive Covenants contained in Book 2294, page 486, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

Unimproved ( )

This is improved(X) property known as **1907 SEMINOLE AVENUE, NASHVILLE, TN 37211**

(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 20 day of JUNE, 2007.

WILLIAM F. PIPER, III

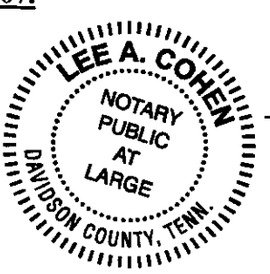
KEITH A. PIPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Piper, III and Keith A. Piper, the 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, Tennessee this 20 day of June, 2007.

My commission expires: **September 22, 2007.**



Lee A. Cohen
Notary Public