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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 07/02/07 13:48 2 pgs
Fees:13.00 Taxes:610.13
20070702-0078766

W & I Ref:(__gj_) Title No: 48751
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher S. Rooseboom Kathy L. Jager 526 Adamwood Drive Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 14710020100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$164,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela M. Keith , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher S. Rooseboom and Kathy L. Jager** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Parkview Estates, Section Two of record in Book 3700, Page 87, Register's Office for said County.

Said Lot No. 15 fronts 73.0 feet on the northerly margin of Adamwood Drive and extends back 210.02 feet on the easterly line and 194.85 feet on the westerly line to a broken line in the rear, measuring 124.43 feet thereon.

Being the same property conveyed to William R. Keith and wife, Angela M. Keith by deed from Clifford M. Hargrove and wife, Barbara A. Hargrove of record in Book 6120, Page 419, Register's Office for said Davidson County, Tennessee. The said William R. Keith has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, Page 87, said Register's Office, which Plan shows a 30 foot minimum building setback line from Adamwood Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 5 foot public utility and drainage easement located on the westerly side line of said lot.

This is improved property, known as: 526 Adamwood Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2007.

Angela M. Keith

Angela M. Keith

State of TENNESSEE

County of WILLIAMSON

On this 28th day of June, 2007 , before me the undersigned authority, personally appeared Angela M. Keith , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $164,900.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2007

Notary Public

My Commission Expires: 4/20/2009

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.