Davidson County DEEDWARR
Recvd: 07/10/07 11:48 2 pgs
Fees:13.00 Taxes:231.25

20070710-0082117

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45356 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Grimes	SAME	38-183
5094 GRADY LANE		
WHITES CREEK TN 37189		

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, I/WE,

Cooper Keele and Angela D. Keele

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Grimes

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 the Fourteenth Civil District of Davidson County, Tennessee, being described as Tract 1 of the Albert G. Carney Property, described according to a survey by Cantrell & Kemp, LLC, land Surveyors, RLS #1638, dated June 1, 2002, being fully described as follows:

BEGINNING at a point in the northerly right-of-way line of Old Hickory Boulevard, said point being the southeasterly corner of Floyd A. Detchon (bk 9189, pg. 250), and being the southwesterly corner of the herein described tract; THENCE, leaving said right-of-way line with the easterly line of Detchon N 0 degrees 56' 47" W. 251.23 feet to an existing iron pin located at an old chestnut stump; THENCE, continuing N 10 degrees 14' 02" E, 655.04 feet to an existing iron pin; THENCE, leaving said easterly line with the southeasterly line of Sandra Wilson (bk 9827, pg 167) N 9 degrees 21' 30" E, 63.44 feet to an existing iron pin; THENCE, continuing N 67 degrees 10' 27" E, 178.46 feet to an iron rod; THENCE, leaving said line with a new line and severing the lands of Carney S. 2 degrees 08' 54" W. 1047.42 feet to an iron rod located in the northerly right-of-way line of Old Hickory Boulevard; THENCE, with the northerly right-of-way line of Old Hickory Boulevard and a curve to the right 31.20 feet, said curve having a central angle of 1 degree 35' 32", a radius of 1,122.77 feet, and a chord of N 86 degrees 18' 09" W, 31.20 feet to an iron rod; THENCE, continuing N 85 degrees 30' 23" W, 217.30 feet to an existing iron pin and the point of beginning, containing 221,730 square feet or 5.09 acres, the same more or less.

BEING the same property conveyed to Cooper Keele and wife, Angela D. Keel by Warranty Deed from Deloro N. Carney of record in Instrument Number 20020906-0108273, Register's Office for Davidson County, Tennessee.

GRANTORS warrant that the proceeds for this conveyance have been acceptably divided pursuant to the Marital Dissolution Agreement in Case Number 06D-2134, Eighth Circuit Court for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as 6111 Old Hickory Boulevard, Whites Creek, TN 37189

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 ~~my~~/our ~~hand~~/hands this 9th day of July, 2007

Cooper Keele

Angela D. Keele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Cooper Keele and Angela D. Keele, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2007

Notary Public

My Commission Expires: 7/29/2010

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006