# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/07 13:10 2 pgs
Fees:13.00 Taxes:677.10
20071022-0124893

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$183,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of October, 20 07

Notary Public
My Commission expires: MY COMMISSION EXPIRES NOV 22 2010

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jason Keith | SAME | 083-02-0-193.00 |
| 1542 Douglas Ave. | | |
| Nashville, TN 37206 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nick Dorroll**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason R. Keith and Kimberly D. Keith, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 100 on the plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of Brownsville, , of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 100 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 162 feet, more or less to an alley.**

**Being the same property conveyed to Nick Dorroll, from Steve Huffman and Suzette Graham, by deed on April 23, 2007, of record in Instrument Number 20070425-0049282, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **1542 Douglas Ave., Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 12, 2007.

Nick Dorroll by Karen Dorroll atty in fact

**Nick Dorroll**

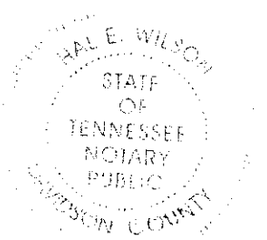
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Karen Dorroll with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Nick Dorroll the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Nick Dorroll, the bargainor(s), by the said Karen Dorroll as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of October, 2007

_____ My Commission Expires: 8/23/11
NOTARY PUBLIC




Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds