(1)

WARRANTY DEED

The actual consideration or value for this transfer is $ 175,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 20th day of February , 2008.

NOTARY PUBLIC

My Commission Expires: 4/21/08

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 04/21/2008

Davidson County DEEDWARR
Recvd: 02/21/08 14:39 2 pgs
Fees:13.00 Taxes:647.50

20080221-0017243

This space for Register of Deeds

This instrument prepared by:Johnny Ellis,Esq,2217 Old Hickory Bvd, Old Hickory,TN 37138, 615.847.2000 file#2008010079

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Kodie A. Ketchbaw 1403 Turner Street Old Hickory, TN 37138	New Owner	53-0-0 / 420.00D

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Kodie A. Ketchbaw, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JULIE ADAMS**, and husband, **RICHARD SMITH**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

KODIE A. KETCHBAW, unmarried the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Being Lot No. 129 on the Revised Plan of Village of Old Hickory, Section "B", of record in Book 1785, page 379, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the east side of Turner Street and runs back 81.6 feet on the north line and 70.1 feet on the south line to a broken line in the rear on which it measures 54.3 feet.

Being the same property conveyed to Keri J. Adams and Julie Adams by Deed from Walter W. Adams and Martha Adams of record as instrument 20050224-0020241, and conveyed to Julie Adams and husband, Richard Smith by Quitclaim Deed from Keri J. Adams of record in Instrument No. 20050525-0059003, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2008 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 1403 Turner Street, Old Hickory, TN. 37138.

Witness our hands this 20 day of February , 2008.

Julie Adams
Julie Adams

Richard Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV a Notary Public in and for said County and State, the within named Julie Adams and husband, Richard Smith the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 20 day of February, 2008.

LEROY JOHNSTON ELLIS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT
LARGE
My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

****

After recording return to:

Bell & Alexander Title Services, Inc.
4300 Sidco Drive, Suite 201
Nashville, TN 37204

WARRANTY DEED

From: **Julie Adams**
and husband,
Richard Smith

To: **Kodie A. Ketchbaw**

Property:
1403 Turner Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
2217 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

www.ljelaw.com