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Davidson County DEEDWARR
Recvd: 06/09/08 15:47 4 pg
Fees:23.00 Taxes:61.05
20080609-0059387

FROM: Sheila B. Keeble

TO: Grace Barrett Keeble

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Grace Barrett Keeble<br>141 Brighton Close<br>Nashville, Tennessee 37205 | SAME | Map: 116-14<br>Parcel: 108 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Kelly L. Caissie, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,500.00.

RICHARD A. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Grace B. Keeble
Affiant

Subscribed and sworn to before me, this the 6th day of June, 2008.

Notary Public

My Commissions Expires: 1-9-2012

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SHEILA B. KEEBLE, a single woman, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey, an undivided one percent (1%) interest into GRACE BARRETT KEEBLE, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as described on Exhibit A attached hereto and made a part hereof.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth on Exhibit B attached hereto and made a part hereof.

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TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 its hand this 6th day of June, 2008.

Sheila B. Keeble

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 Sheila B. Keeble, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at my office in Nashville, Tennessee, this the 6th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 1-9-2012

RICHARD A. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2012

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EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tabor-Smeade Subdivision, as of record in Plat Book 8250, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sydney F. Keeble, Jr. and wife, Sheila B. Keeble by deed from Robert O. Rolfe and wife, Kathy W. Rolfe, of record as Instrument No. 20010104-0001302, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Davidson County taxes for 2008, a lien, but not yet due and payable.

2. Easement of record in Book 5832, Page 945, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Plat Book 8250, Page 112, said Register's Office.

4. Any other covenants, conditions, restrictions and/or easements of record.

5. Any other existing setback lines.

6. Any other matters that would be observed by a visible inspection of the property or disclosed by a survey of the property.

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