Davidson County DEEDWARR
Recvd: 02/05/09 16:06 2 pgs
Fees:13.00 Taxes:665.63
20090205-0010268

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$179,900.00**

Affiant

Subscribed and sworn before me this **2nd** day of **February, 2009**.

Notary Public

My Commission Expires: 3-20-10

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	**Improved Property known as:**	**Send tax bills to:**
Kevin C. Keeling	**1412 Campbell Road**	**Guaranty Trust Company**
1412 Campbell Road	**Goodlettsville, TN 37072**	**1412 Campbell Road**
Goodlettsville, TN 37072		**Murfreesboro, TN 37129**

Map 32, Parcel 115

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CARSON L. MANNING AND WIFE, KIMBERLY D. MANNING

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

KEVIN C. KEELING, MARRIED, AND WILLIAM O. KEELING, JR., MARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Part of the Rist Subdivision, as shown on plat of record in Plat Book 5190, page 109, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract No. 2:

LAND in Davidson County, Tennessee, described as follows:
Beginning at an iron pin same being the N.W. corner of the Dale Kimbrough property and the N. corner of the Cannon property, thence, with Kimbrough's north line N. 76 deg. 30 min. E. 56.00 feet to an iron pin and a corner fence post thence; generally with an old fence line S. 2 deg. 49 min. E. 283.32 feet to an iron pin 1 foot North of a chain link fence S. 85 deg. 00 min. W 47.00 feet to an iron pin near the corner post of a chain link fence thence; S. 49 deg. 45 min. W, 7.0 feet to an iron pin (same being an original corner between Kimbrough and Cannon) thence with original line N. 3 deg. 20 min. E. 279.00 feet to an iron pin the point of beginning containing 0.35 acres more or less.

Being the same property conveyed to Carson L. Manning and wife, Kimberly D. Manning, by Deed from Bobby R. Cannon and wife, Shirley G. Cannon, dated 10/31/1996 of record in Book 10258, page 792, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 5190, page 102; Letter from the Metropolitan Government of Nashville and Davidson County of record in Book 5273, page 814;and Easement of record in Book 5818, page 384 and Book 10258, page 792, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 2nd day of February, 2009.

Carson L. Manning

Kimberly D. Manning

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Carson L. Manning and Kimberly D. Manning,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand and official seal this 2nd day of **February, 2009.**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY