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MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090048474 DEEDWARR
Recvd: 07/17/09 14:52 2 pgs
Fees:13.00 Taxes:969.40

20090717-0067373

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/7/2013

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenney Springer and Robert B. Keaty II	New Owner	MAP 117-08
2928 Primrose Circle		PARCEL 5
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Anna Blair Publow, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenney Springer unmarried and Robert B. Keaty, II unmarried**

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 Davidson County, Tennessee, being Lot number 11 of Block "B" on the Plan of Belmont Terrace Annex Number 4 of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

said Lot number 11 of Block "B" fronts 40.0 feet on the southerly margin of Primrose Circle and extends back 138.4 feet on the easterly line and 116.3 feet on the westerly line to the right of way of the State of Tennessee, Department of Transportation, for highway purposes, in the rear , on which it measures 113.7 feet.

Included in the above description but generally excluded therefrom is that portion of the premises originally conveyed to the State of Tennessee for highway purposes by deed of record in Book 4758, page 255, said Register's Office.

Being the same properly conveyed to Anna Blair Haynes, unmarried by deed recorded as instrument 20000505-0055686, said Register's Office. Anna Blair Haynes is now married and is known as Anna Blair Publow. Her spouse, Andrew M. Publow, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2928 Primrose Circle, Nashville, TN 37212.**

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 our hand(s) this the 15th day of July, 2009.

Anna Blair Publow by Cayce Publow, Atty. in Fact
Anna Blair Publow by Cayce Publow, Attorney-in-Fact

Andrew M. Publow by Cayce Publow, Atty in Fact
Andrew M. Publow by Cayce Publow, Attorney-in-Fact

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 **Cayce Publow** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Anna Blair Publow and Andrew M. Publow**, as their Attorney in Fact, as the free act and deed of the within named **Anna Blair Publow and Andrew M. Publow**.

Witness my hand and official seal this the 15th day of July, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN