THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Sept, 2009. Notary Public MY COMMISSION EXPIRES May 4, 2012 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Michael Key	W. Michael Key	MAP 083-03
2226 Carter Ave.	661 Riverside Dr. Unit C-14	PARCEL 249
Nashville, TN 37206	East Ellijay, GA 30540-8161	
(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, I, **Herman L. Page**, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. Michael Key**

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 part of Lot No. 51 on the Plan of Brownsville, of record in Book 21, page 9, Registers office for Davidson County, Tennessee, described partially according to a survey made by James A. Hamilton, Jr., Surveyor, dated July 30, 1954.

Beginning at a point in a hedge and fence row in the southerly margin of Carter Avenue 215.5 feet, more or less, westerly from the southwesterly corner of the intersection of said Carter Avenue with Johnson Street; thence southerly with said hedge and fence row 200 feet to a point; thence at right angles westerly 80 feet, more or less, to a point; thence at right angles northerly 200 feet to a point in the southerly margin of said Carter Avenue; thence with the margin of the same easterly 80 feet to the point of the beginning.

Being the same property conveyed to Herman L. Page by deed from Peggy Autry of record in Instrument No. 200807080069946, Registers office for Davidson County, Tennessee, dated June 26, 2008. And being the same property conveyed to John H. Autry and wife Peggy Autry by deed from Fred J. Cassetty, Jr., and James P. Clark, Jr., of record in Book 3856, page 812, Registers office for Davidson County, Tennessee, dated February 1, 1965. The said John H. Autry having since died on January 12, 2004.

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 **2226 Carter Ave., Nashville, TN 37206.**

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 my hand(s) this the 25th day of September, 2009.

Herman L. Page
Herman L. Page

BILL GARRETT, Davidson County
Trans:T20090065941 DEEDWARR
Recvd: 09/28/09 14:50 2 pgs
Fees:13.00 Taxes:210.90
20090928-0089959

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 **Herman L. Page** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that He executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of September, 2009.

My Commission expires May 4 2012

Notary Public R. L. MOORE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of September, 2009.

My Commission expires _____

_____
Notary Public