This instrument prepared by:
CAMERON AND YOUNG ATTORNEYS
100 South Jefferson Avenue
Cookeville, TN 38501

MAP AND PARCEL NUMBER

Tax ID #: 74-4.00

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PROPERTY OWNERS:
DANIEL HALL Property Owner
4680 Bennett Road
Cookeville, Tennessee 38506

SEND TAX BILLS TO:

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WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **I, DAVID KEITH, as heir at law of Otto N. Williams,** has this day bargained and sold, all of my right, title, and interest and do hereby transfer and convey unto **DANIEL HALL**, his heirs and assigns, hereinafter referred to as "grantee", whether one or more, certain real estate located in Davidson County, Tennessee as follows:

Description of Property Searched: Land in the 11th, formerly the 19th, Civil District of said County, being part of Lot No. 1 on the Map of the Hamblen Tract, as of record in Minute Book 6, page 336, County Court for said County, and described partly according to a survey made by Lewis D. Justice, Surveyor, dated March 29, 1952, as follows:

Beginning at the corner of Tracts 1 and 2 of said Hamblen Tract, at the northeast corner of the property conveyed to Frank S. Brent and wife, by deed of record in Book 2139, page 41, Register's Office for said County; thence with Brant's North line, south 58° 45' west 1,591 feet to a point in the east line of a tract conveyed to B.E. Shipman and wife, by deed of record in Book 2089, page 519, said Register's Office; thence with Shipman's line, north 18° 45' west 236 feet to a point, the southwest corner of the property conveyed to Willie F. Jackson and wife by deed of record in Book 2142, page 597, said Register's Office; thence with Jackson's south line, north 58°45'east 1,591 feet to the center line of Neely's bend Road; thence with the center line of the same, south 18° 45' east 236 feet to the beginning.

Being the same property conveyed by Last Will and Testament recorded on the 21st day of January 2009 in Instrument No. 20090121-0005244.

Included in the above description but excluded from this conveyance is the following description:

Being a tract of land in the 9th Councilmanic District of Davidson County, Tennessee and a portion of that O.N. Williams, et ux, in Deed Book 2293, page 251, Register's Office for Davidson County, TN, more accurately described according to a survey by Tommy E. Walker, TN License No. 1465, dated 01-28-00 as follows:

Beginning at an iron pin at a corner post, said pin being the most southwest corner of Vivian Annette Menees of record in DB 7733, page 891, RODCT, and the most northwest corner to herein described tract; thence generally with a fence and the line of previous said Menees N 68 01'12" E, 665.00' to a set iron pin; thence now leaving said Menees with a new line S 00 00' 16" E. 243.79' to a set iron pin in a fence; thence with said fence S 68 08' 13" W, 620.43' to an existing corner fence post; thence with a fence N 10 15' 19" W, 229.60' to the point of beginning containing 3.327 acres more or less.

SOURCE OF DESCRIPTION: The previous and last conve

BILL GARRETT, Davidson County
Trans:T20100006964 DEEDWARR
Recvd: 02/03/10 15:52 3 pgs
Fees:18.00 Taxes:392.20
20100203-0008775

THE PREVIOUS AND LAST conveyance being a deed of record to Otto N. Williams in Warranty Deed Book 2293, page 251, Register's Office of Davidson County, Tennessee. Otto N. Williams is now deceased and per his Will recorded in Probate Court of Davidson County, Tennessee Docket Number 08P1754 leaving said property to David Keith.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said grantee, his heirs and assigns forever. The Grantor does covenant that he is lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

The Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons.

*Title to the aforedescribed real property is vested in David Keith. Martha Keith, wife of David Keith, for the consideration hereinafter expressed, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns, all rights, claims and interests of every kind, character and description whatsoever which they now have or hereafter may acquire by virtue of their marriage, but the said Martha Keith does not join in the covenants and warranties of this indenture.

WITNESS our hands this the 1st day of February 2010.

BY: David Keith
DAVID KEITH

BY: Martha Keith
MARTHA KEITH

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **David Keith and wife, Martha Keith**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of February, 2010.

Sheila Bumbalough
NOTARY PUBLIC

My Commission Expires:
1/24/12

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for this transfer is $106,000.00.

Affiant Charity Norood

SUBSCRIBED AND SWORN to before me this the 1st day of February, 2010.

My Commission Expires: 1/24/10

NOTARY PUBLIC Sheila Bumbalough

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SHEILA BUMBALOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM