WARRANTY DEED BILL GARRETT, Davidson County Trans:T20110009170 DEEDWARR Recvd: 02/14/11 11:23 2 pgs Fees:13.00 Taxes:1887.00 20110214-0012454	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $510,000.00 Affiant Subscribed and Sworn to before me, this 11th day of February, 2011. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Sean O. Stacy 3904 Granny White Pike Nashville, TN 37204	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	11716018200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John C. Keith and wife Amy T. Keith,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Sean O. Stacy and wife Vanessa K. Stacy**, hereinafter called the Grantee(s), 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 the northern half of Lot No. 3 in S. F. Morrow's and C. D. Morrow's Subdivision of Lot Nos. 38 and 39, and part of Lot No. 37 of Nathan McNary's Subdivision, of record in Book 283, page 91, Register's Office for Davidson County, Tennessee. Said part of Lot No. 3 is shown on the plat of record in Book 332, page 86, said Register's Office.

Said northern half of Lot No. 3 begins on the easterly margin of Granny White Pike 191 1/2 feet southerly from the south side of Maringo Avenue; thence easterly and parallel with said Maringo Avenue, and being the northerly line of the property hereby conveyed and running easterly about 196 feet to a point; thence southerly 53 1/2 feet to a point; thence westerly about 200 feet to the easterly margin of the said Granny White Pike, thence with the easterly margin of the said Granny White Pike, 56 1/2 feet to the place of beginning.

Being the same property conveyed to John C. Keith and wife, Amy T. Keith by deed from Prescott J. Kerutis and wife, Heather Kerutis of record in Instrument No. 20080606-0058281, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 283, Page 91 and Book 332, page 86, said Register's Office.

This is (x) improved ( ) unimproved property known as 3904 Granny White Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 11th day of February, 2011.

John C. Keith

Amy T. Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **John C. Keith, Amy T. Keith** the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of February, 2011.

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/7/13