Send tax bill to:

Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

Brenda B. Rogan
1826 12th Avenue North
Nashville, TN 37208
M/P:

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of August, 1999, by and between **Keezocom Inc.,** party of the first part and **Brenda B. Rogan,** party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard property as of record in Book 161, Page 174, Register's Office for said County.

Said Lot No. 64 fronts 50 feet on the easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed Keezocom, Inc. by Quitclaim Deed from Queenie Mai Virginia Holman of record in Book 11580, Page 776, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Keezocom Inc.

BY: Bettina Cummings

TITLE: President

06295 1 0009

99 AUG 27 PM 1:57

05:882 RECORDED 08/27/99 288.50

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and Parrish aforesaid, personally appeared, Bettina Cunningham with whom I am personally acquainted and who upon his oath acknowledged himself or herself to be the President of Keezocom Inc., a corporation, the within named bargainor and that he or she as such Pres. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as such Pres.

WITNESS my hand and official seal at office in Nashville, Tennessee on this the 25th of August, 1999

NOTARY PUBLIC

My Commission expires: 11/30/2001

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Bettina Cunningham
Affiant

Subscribed and sworn to before me this the 25th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 11/30/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11638 PAGE 385

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0629509

INSTRUMENT REFERENCE

99 AUG 27 PM 1:57

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50

08/27/99 01 13:57 0001 1693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509762