Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0201-60245

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 27,000.00.

Shelia Boyd
Affiant

Subscribed and sworn to before me, this 10th day of January, 2002.

Angela A. Ramsey
Notary Public
My commission expires: 07/27/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry L. Keen 555 North Dupont Avenue C-57 Madison, TN 37115	Same as Owner	43-10-A-058.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Lu, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jerry L. Keen, hereinafter called the Grantees, their successors 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 Unit C-206 (57), Madison Park, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to David Lu, unmarried, by deed from Nancy Carmen Roberts and husband, Roland Douglas Roberts, of record in Book 10307, Page 73, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is not the usual residence of the grantor.

This property is improved property known as 555 North Dupont Avenue C-57, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 10th day of January, 2002.

Davidson County DEEDWARR
Recvd: 01/15/02 13:58 2pgs
Fees:13.00 Taxes:99.90
20020115-0006099

David Lu

David Lu

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Lu, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, TN, this 10th day of January, 2002.

Notary Public

My Commission expires 07/27/02

