WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean W. Keller (NAME)	SAME (NAME)	MAP 043-13-A
323 Forest Park Road #1-24 (ADDRESS)	(ADDRESS)	PARCEL 024
Madison, TN 37115 (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, WE, Paul Sweeney, Jr. and wife, Lisa Sweeney and Kathryn V. Greene, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean W. Keller and wife, Kim Keller

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:

Apartment Unit No. 1-24, of Robin Hood Condominiums created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, whch was executed by Central Tennessee Investment Company, Inc., of record in Book 5300, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Robin Hood Condominium apartments, of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Paul Sweeney, Jr. and wife, Lisa Sweeney and Kathryn V. Greene by Warranty Deed from John T. Hunt, Unmarried of record by Instrument No. 200004130037382, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 04/03/03 15:04 2pgs
Fees:13.00 Taxes:96.20
20030403-0044286

unimproved ( )
This is improved (X) property, known as 323 Forest Park Road #1-24, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 31st day of March, 2003

Paul Sweeney, Jr.

Kathryn V. Greene, Unmarried

Lisa Sweeney

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 Paul Sweeney, Jr. and wife, Lisa Sweeney and Kathryn V. Greene, unmarried, the bargainor, 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 at Goodlettsville, Tennessee, this 31st day of March, 2003.

Commission expires

Notary Public

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public