THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20419**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $474,900.00. Affiant Subscribed and sworn to before me, this 3rd day of APRIL, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Mr. And Mrs. Garey M. Keltner 305 Hillwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 103-13 PAR 27.00 FB 08DZ 51620

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PENNY A. BELDEN, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GAREY M. KELTNER AND WIFE, ELIZABETH M. KELTNER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 305 Hillwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of APRIL, 2003.

Penny A Belden by
Kimberle L Kennedy Attorney in fact
PENNY A. BELDEN, BY: KIMBERLE L. KENNEDY, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO, as Instrument # 20030409-0047094

Davidson County DEEDWARR
Recvd: 04/09/03 10:15 2pgs
Fees:13.00 Taxes:1757.13
20030409-0047095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLE L. KENNEDY, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said PENNY A. BELDEN and is authorized by the said PENNY A. BELDEN to execute this instrument on HER behalf.

Witness my hand, at Office this 3rd day of APRIL, 2003.

My commission expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hillwood Estates, Section 3, as of record in Plat Book 1835, page 135, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Penny A. Belden by deed dated June 10, 1997 from Michael Terry Burkhalter and wife, Peggy C. Burkhalter of record in Book 10515, page 340, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 135, said Register's Office.