STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Return To:
First Title & Escrow
File Box 9B
#20887

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,400.00

Jennifer Keesler
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of June, 2003.

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

Notary Public

My Commission Expires

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/03 14:23 2pgs
Fees:13.00 Taxes:360.38
20030616-0082575

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edward Keesler and wife, Jennifer Keesler
528 Elaine Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

MAP-PARCEL NUMBERS:
Map/Parcel: 091-10-213.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra C. Fralix, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Edward Keesler and wife, Jennifer Keesler** hereinafter referred to as Grantees, 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 part of Block "I" on the map of Holman Heights, as of record in Book 332, page 7, Register's Office for said County, being Lot No. 1 on G.W. Dunn's Subdivision of said Block "I" described according to a survey made by George W. Watkins, Surveyor, December 7, 1953, as follows:

Beginning at a point in the center of Elaine Street, said point being South 6 deg. West, 285.8 feet from the intersection of the center line of said Elaine Street and Robertson Road; thence South 69 deg. East, 136.5 feet; thence South 13 deg. West, 60 feet; thence North 70 deg. 30' West 127.6 feet to the center of Elaine Street; and then North 6 deg. East 65 feet to the beginning.

Together with an easement for ingress and egress of record in Book 4759, Page 583, Register's office for Davidson County, Tennessee.

Being the same property conveyed to J.C. Fralix and wife, Sandra C. Fralix by deed from Martha Jo Mackey (divorced) of record in Book 4728, page 437, Register's Office for Davidson County, Tennessee. The said J.C. Fralix is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 7, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 528 Elaine Avenue, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 12th day of June, 2003.

Sandra C. Fralix

Sandra C. Fralix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra C. Fralix with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2003.

Notary Public

My Commission Expires: 11-20-05