This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
OTN 02893

ADDRESS NEW OWNER:
Daniel Marlin Keel
5710 Stone Brook Drive
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/11/03 15:04 2pgs
Fees:13.00 Taxes:418.10
20030711-0096661

SEND TAX BILL TO:
Mortgagee

MAP **160-14**
GROUP **D**
PARCEL **6.00**

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Pitts, III and Valerie Renee Pitts, husband and wife** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Daniel M. Keel, unmarried and William M. Keel, married** hereinafter called the "GRANTEES", its 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 No. 5710 on the Plan of Brentwood Trace Condominiums II, of record in Plat Book 5200, pages 376 & 377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to George Pitts, III and Valerie Renee Pitts, husband and wife by deed from Michael Todd Maples and Julie Maples, husband and wife of record in Instrument no. 20010702-0070148, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5710 Stone Brook Drive, Brentwood, Tennessee 37027.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 24th day of June, 2003.

George Pitts, III

Valerie Renee Pitts

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **George Pitts , III** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2003.

Robert M. Loffi
NOTARY PUBLIC 9.2.04

STATE OF TENNESSEE)
COUNTY OF Washington)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Valerie Renee Pitts,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2003

NOTARY PUBLIC

My Commission Expires: 4/24/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $113,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 9.2.04