This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/13/03 15:47 3pgs
Fees:18.00 Taxes:1428.20
20031113-0166319

Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Send Tax Bills To:
Jerry W. Keathley and Mary L. Keathley
5300 Lancelot Road
Brentwood, TN 37037

New Owner is:
Jerry W. Keathley and Mary L. Keathley
5300 Lancelot Road
Brentwood, TN 37037

MAP: 145-15-4.00

FOR AND IN CONSIDERATION OF Three Hundred Eighty-Six Thousand Dollars ($386,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **First Indiana Bank** (herein called "Grantor"), has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Jerry W. Keathley and wife, Mary L. Keathley**, (herein called "Grantee") the following described property, having an address of 5300 Lancelot Road, Brentwood, TN 37027 and being situated and located in Williamson County, Tennessee, to wit:

Legal Exhibit A Attached

~~A certain tract or parcel of located in Davidson County, Tennessee, described as follows, to-wit:~~

~~Being the same property conveyed to First Indiana Bank by Deed from J. Dyke Tatum, Substitute Trustee, dated 5/16/93, recorded 6/18/93, in Instrument No. 20030618000823[illegible], Register's Office for County, Tennessee.~~

~~This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.~~

The above-described property is improved (unimproved) property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of October, 2003.

GRANTOR:

First Indiana Bank
By: Robert L. Zice
As: Vice President

STATE OF INDIANA)
COUNTY OF MARION)

Personally appeared before me, Helen Hicks, a Notary Public, Robert L. Zier, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21st day of October, 2003.

Helen Hicks
NOTARY PUBLIC

My Commission Expires:

10-17-08

NOTARY PUBLIC SEAL INDIANA

HELEN HICKS
Res. of Marion County
Comm. Exp. 10-17-08

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $386,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather M. Moore
Affiant/Grantee

SWORN TO and subscribed before me this 21st day of October, 2003.

Melissa L. Collins
NOTARY PUBLIC

My commission expires:

3/24/04

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEGINNING on the northerly margin of Lancelot Rd. at the corner of Lots Nos. 34 and 35; thence with the line between said two lots Northerly 164.93 feet; thence northeasterly 193.65 feet; thence Southeasterly 275 ft.; thence southerly
57.01 feet to the corner of Lots Nos. 33A and 34; thence with the line between said two lots, southwesterly 244 feet to the westerly margin of Lancelot Road; thence with the same, northwesterly 58.37 feet to the beginning.

Being the same property conveyed to First Indiana Bank by Deed from I Dyke Tatum, Substitute Trustee, dated 6/16/03, recorded 6/18/03, in Instrument No. 200306180083934, Register's Office for County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.