Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0403-61293

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2004.

Notary Public
My commission expires:

JANICE GRUBBS NOTARY PUBLIC AT LARGE MONTGOMERY TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory B. Bullard 1912 Boscobel Street Nashville, TN 37206-2018	Owner	43-10-A-58.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry L. Keen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gregory B. Bullard, hereinafter called the Grantees, their 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. C-206 (57) on the plan of Madison Park Condominiums of record in Book 5200, Pages 179-182, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry L. Keen by deed from David Lu, dated 1-10-02, recorded 1-15-02 in Instrument No. 20020115-0006099, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 555 North Dupont Avenue, C-57, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/19/04 10:38 2pgs
Fees:13.00 Taxes:133.20
20040319-0031382

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 15th day of March, 2004.

Jerry L. Keen

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry L. Keen, with whom I am personally acquainted, and who acknowledged executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of March, 2004.

Notary Public

JANICE GRUBBS
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

My Commission expires 8-20-07