Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

39-B
File #04-1254

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/04 10:39 2pgs
Fees:13.00 Taxes:849.15
20040809-0095667

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jeffrey W. Keller, [redacted], hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kristine L. McCarty, unmarried , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 13 of Block 13 on the Plan of College Park Subdivision of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. Keller, unmarried by deed dated July 14, 2000 of record in Instrument No. 200007180070986, Register's Office for Davidson County, Tennessee. Christina Keller joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1011 Maplehurst Avenue, Nashville TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of August, 2004

Jeffrey W. Keller

Christina Keller

State of Tennessee)
County of Davidson)

On this 6th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey W. Keller and Christina Keller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 229,500.00.

Affiant

Sworn and subscribed before me on this the 6th day of August, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Kristine L. McCarty
1011 Maplehurst Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

TAX MAP-PARCEL #:
132-1-2