Davidson County DEEDWARR
Recvd: 09/16/04 16:28 2pgs
Fees:13.00 Taxes:1295.00

20040916-0111881

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2004.

Notary Public

My commission expires: 6-26-07

(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bernard A. Keleher	**Provident Funding Associates**	**118-01-133.00**
1105 Montrose Avenue	**3505 Koger Blvd., Ste 355**	
Nashville, TN 37204	**Duluth, GA 30096**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Green Investors, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bernard A. Keleher and wife, Abbe H. Keleher

HEREINAFTER CALLED THE 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 Lot 130 on the plan of Montrose Place of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 154.3 feet on the westerly line and 155.7 feet on the easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Green Investors, LLC by deed dated March 31, 2004 from Sylvia Barish of record in Instrument No. 20040407-0039788, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sylvia Barish by deed dated January 16, 1976 from Robert E. L. Sutton, Substitute Trustee, of record in Instrument No. 20040407-0039787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1105 Montrose 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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 7th day of September, 2004.

Green Investors, LLC

By: Michael P. Dolan, Manager

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael P. Dolan, Manager** of **Green Investors, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Manager** of **Green Investors, LLC,** the within bargainor, and Limited Liability Company, and that he as such **Manager** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said **Michael P. Dolan** as **Manager.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **7th day of September, 2004.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007