BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/05 15:48 2 pgs
Fees:13.00 Taxes:1071.15

20050104-0001426

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/23/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Keller	Cendant Mortgage Corporation	172-14-B
(NAME)	(NAME)	(MAP)
4565 Winfield Drive	3000 Leadenhall Road	23.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David L. Koch and wife, Paula A. Koch, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Edward W. Keller and wife, Deejay Keller, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 23, on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, of record in Plat Book 9700, pages 765-768 as revised in Instrument No. 20010313-0024108, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to David L. Koch and wife, Paula A. Koch, by deed from Newmark Homes, L.P. dated May 5, 2000, of record in Instrument No. 20000509-0046795, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4565 Winfield Drive, Nashville, Tennessee 37211

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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 30th day of December, 2004.

David L. Koch by Catherine Hedgpeth atty in fact
David L. Koch

Paula A Koch
Paula A. Koch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paula A. Koch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of December, 2004.

Notary Public

My Commission Expires: 9/25/08

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Catherine Nichol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for David L. Koch, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name David L. Koch, the bargainor, by the said Catherine Nichol, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of December, 2004.

Notary Public

My Commission Expires: 9/25/08

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN