# WARRANTY DEED

BW-20050100

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF April, 2005.

(Affix Seal)

Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Michael H. McKeever and Matthew M. McKeever | Southeast Financial Federal Credit Union | 082-08-O 337.00 |
| 717 McFerrin Avenue | 444 James Robertson Parkway | |
| Nashville, TN 37206 | Nashville, TN 37219 | |

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, TANYA M. COMBS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL H. MCKEEVER AND MATTHEW M. MCKEEVER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being the northerly 60 feet of Lots No 15 and 16 of Block "G" on the plan of Eastwood Addition, of record in Book 332, page 63, said Register's Office.

Said Parts of Lots 15 and 16 fronts 60 feet on the easterly side of McFerrin Avenue and runs back between parallel lines along the south margin of an alley, 100 feet to the line between Lot 14 and 15.

Being the same property conveyed to Tanya M. Combs from Richard B. Nall, unmarried by Warranty Deed dated November 8, 2004 and recorded November 8, 2004 in Instrument #20041108-0134668, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( X ) improved property know as 717 McFerrin Avenue, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 28th day of April, 2005:

Davidson County DEEDWARR
Recvd: 05/03/05 13:24 1 pg
Fees:13.00 Taxes:329.30
20050503-0049290

Tanya M. Combs

Tanya M. Combs

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named TANYA M. COMBS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 28th day of April, 2005.

April G Nichols
Notary Public

My Commission Expires: 6-26-07