#9622 Box 13

Name and Address of New Owner:

SEND TAX BILL TO: NEW OWNER

Tom E. Rader
~~2236 Kline Avenue~~ 270 Cedarview Dr.
~~Nashville, TN 37211~~ Antioch, TN 37013

This instrument prepared by:
Jimmy A. Duncan
Attorney at Law
4908 Charlotte Avenue
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 07/07/05 11:27 5 pg
Fees:28.00 Taxes:55.50
20050707-0078248

Map/Parcel 118-4 302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or Value, whichever is greater for this transfer is $15,000.00

x Tom E. Rader
Affiant

Subscribed and sworn to before me this the 17 day of June, 2005.

Notary Public

My commission expires:
3/28/09

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2009

WARRANTY DEED

FOR AND IN CONSIDERATION OF sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **Rita Keen, unmarried, Jennifer Ivey, Laura Keen, unmarried, Ricky Keen and Tommy Keen, being all the heirs at law of Ellen Keen, Deceased.**

hereinafter called the Grantors has bargained and sold, and by these presents do transfer and convey unto

Tom E. Rader

all our right title and interest in a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Being Lot No. 336 on the Map of Grandview Heights, as shown of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said lot No. 336 fronts 57.2 feet on the east side of Kline Avenue and runs back between parallel lines 150 feet on the south line and 156.2 feet on the north line to an alley in the rear, on which it measures 13 feet.

And being the same tract of land conveyed to Ellen Keen, by deed from Everett Keen, of record in Book 5084, Page 987, Register's Office for Davidson County, Tennessee.
This is improved property, known as: **2236 Kline Avenue, Nashville, TN 37211.**

See Affidavit of Heir ship being recorded simultaneously herewith 20050707-0078247

Larry Ivey joins in this conveyance for the specific purpose of transferring any interest he may have in said property by virtue of his marriage to Jennifer Ivey.

Denise Keen joins in this conveyance for the specific purpose of transferring any interest she may have in said property by virtue of her marriage to Tommy Keen.

Betty Keen joins in this conveyance for the specific purpose of transferring any interest she may have in said property by virtue of her marriage to Ricky Keen.

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 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 our hand(s) this 14 day of June, 2005.

Jennifer Ivey

Rita Keen, unmarried

Laura Keen, Unmarried

Ricky Keen

Tommy Keen

Betty Keen

Denise Keen

Larry Ivey

STATE OF NEW YORK)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State the within named, Laura Keen, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of June, 2005.

Nancy J. Rogers
Notary Public

NANCY J. ROGERS
Notary Public for New York
No. 01RO5075167
Qualified in Montgomery County
Comm. expires 3/31/07

My commission expires: 3/31/07

STATE OF TENNESSEE)
COUNTY OF ~~HICKMAN~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State, the within named Ricky Keen and wife Betty Keen and Tommy Keen and wife Denise Keen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witnes my hand and seal at office this ~~the~~ 12th day of June, 2005.

Teresa L Pitts
Notary Public

My commission expires: 9/20/05.

TERESA L. PITTS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State the within named, Jennifer Ivey and husband Larry Ivey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June, 2005.

My commission expires:
March 23, 2008

Notary Public

ANGELA K. HWANG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned authority, a Notary Public in and for the County and State, the within named Rita Keen, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this the 8 day of June, 2005.

Notary Public

CHARLOTTE JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission Expires: _____

CHARLOTTE JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Sept. 22, 2007