RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/13/05 13:24 2 pg
Fees:13.00 Taxes:395.77
20050713-0081206

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,966.00.**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th Day of May, 2005.

NOTARY PUBLIC

My commission expires: 11-22-08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwendolyn R. Keeton 2940 Baby Ruth Lane, Unit 26 Antioch, TN 37203	Same as New Owner	**163-11-0-E 053.00 CO**

FOR AND IN CONSIDERATION of the sum of **One Hundred Six Thousand Nine Hundred Sixty Six Dollars and Zero Cents ($106,966.00)**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **Signature Development, a Tennessee Corporation.,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **Gwendolyn R. Keeton, a single person,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in **Davidson** Tennessee, and being further described as follows, to-wit:

Being Unit 26, on the plan of Oak Grove Townhomes, as of record in Plat Instrument No 200211260146722, as of record in the Register's Office, Davidson County, TN.

Being the same property conveyed to Signature Development, a Tennessee Corporation by Deed from Michael G Bollinger and Shelia T Bollinger, dated 4-22-03, of record in instrument no 20030425005611, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2005 property taxes.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 16th Day of May, 2005.

Signature Development, Inc., a Tennessee Corporation

BY: _____

TITLE: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th Day of May, 2005, before me, appeared Brian Burns, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that he/she is the President of **Signature Development, Inc. a Tennessee Corporation.**, and that said instrument was signed in behalf of said corporation, and he acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 1/28/06

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.