G-19276-4

	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$640,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of October, 2005. Notary Public My commission expires: 5/23/09 (AFFIX SEAL)

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

DEBORAH M. ONEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chris Keaton	Countrywide HOme Loans, Inc.	**104-13 243.00**
1 Peach Blossom Square	P.O. Box 660694	
Nashville, TN 37205	Dallas, TX 75266-0694	

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

Ann M. Shipp, unmarried and Roger Neil Higgins, unmarried

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

Chris Keaton and wife, Gina Keaton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN Being Lot No. 1 on the resubdivision of Lots 1 and 3 of the Second Revision of Peach Blossom Square, of record in Plat Book 3842, Page 166 and revised in Plat Book 4350, Page 132, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ann M. Shipp, an unmarried woman by deed from Jack D. Brandon, unmarried of record in Book 11099, Page 267, Register's Office for Williamson County, Tennessee. The said Ann M Shipp, unmarried having quitclaimed to Roger Neil Higgins, unmarried, a 49% interest by deed of record in interest by deed of record in Instrument No. 20030102-0000382.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1 Peach Blossom Square, Nashville, TN 37205**

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~~ 31st day of October, 2005.

Ann M. Shipp

Roger Neil Higgins

Davidson County DEEDWARR
Recvd: 11/02/05 09:14 2 pgs
Fees:13.00 Taxes:2368.00

20051102-0132310

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ann M. Shipp and Roger Neil Higgins**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **October, 2005.**

Robin S Edwards
Notary Public

My Commission Expires: 3/28/07

