Davidson County DEEDWARR
Recvd: 11/08/05 10:43 2 pgs
Fees:13.00 Taxes:388.50

20051108-0135181

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires JULY 10, 2006

WARRANTY DEED

G-FAM-05-5775

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Maree Keel	Franklin American Mortgage	
5775 Brentwood Trace	(NAME) 501 Corporate Centre Drive, Suite 400	160-14-B-75 CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM MARLIN KEEL AND WIFE, DONNA L. KEEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN MAREE KEEL, 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:

Land in Davidson County, Tennessee, being Unit 5775, BRENTWOOD TRACE Condominiums, as shown on plan of record in Book 5200, Page 219, Revised in Book 5200, Page 230 and Book 5200, Page 261, and as established under Master Deed of record in Book 5524, page 415, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William Marlin Keel and wife, Donna L. Keel by Warranty Deed from Keri V. McInnis, unmarried, recorded on the 31st day of August, 2004 in Instrument No. 20040831-0104952, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 219; Book 5200, page 230; Book 5200, page 261; Book 5524, page 424; Book 5537, page 988; Book 5524, page 415; Book 5545, page 510, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5775 Brentwood Trace, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of October, 2005.

William Marlin Keel

Donna L. Keel

STATE OF Tennessee
COUNTY OF Davidson

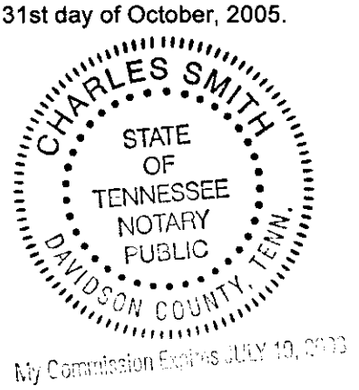
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Marlin Keel and Donna L. Keel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903