STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Shannon K. Johnson

7041 Lexington Point
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 11/14/05 14:57 2 pg:
Fees:13.00 Taxes:624.93

20051114-0137436

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

126.15-0B-182.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William E. Keck, and Wife, Robin Joi Keck hereinafter referred to as Grantors, hereby transfers and conveys to Shannon K. Johnson and Daniel Bruns, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 14, Lexington Point, Section 2, a Planned Unit Development, of record in Plat Book Instrument No. 200105150049954, said Register's Office.

Being the same property conveyed to William E. Keck and wife, Robin Joi Keck by warranty deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Instrument No. 20011210-0135948, Register's Office for Davidson County, Tennessee, dated November 21, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 200105150049954, Register's Office of said County.

Subject to any and all restrictions and easements of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 7041 Lexington Point, Nashville, TN 37221.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 9th day of November, 2005.

William E. Keck

Robin Joi Keck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William E. Keck, and Wife, Robin Joi Keck, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/9/2005.

Witness my hand and official seal this 9th day of November, 2005.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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