THIS INSTRUMENT WAS PREPARED BY:
Howard M. Skipworth (#012469)
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by SELLER or PURCHASER)

RETURN TO:
Howard M. Skipworth
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080-0489

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of OCTOBER, 2005, by and between ***CHRISTOPHER E. KEY,*** *A MARRIED MAN,* ***ANNA S. GIFT,*** *AN UNMARRIED WOMAN,* ***and DORA D. CLARK,*** *AN UNMARRIED WOMAN,* all of the children and beneficiaries under the Last Will and Testament of ***MARY M. KEY,*** deceased, hereinafter called Grantors, and ***CHRISTOPHER E. KEY,*** *A MARRIED MAN,* hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, ***CHRISTOPHER E. KEY****, A MARRIED MAN, AN UNDIVIDED 33.3333% interest,* ***ANNA S. GIFT****, AN UNMARRIED WOMAN, AN UNDIVIDED 33.3333% interest,* and ***DORA D. CLARK****, AN UNMARRIED WOMAN, AN UNDIVIDED 33.3333% interest,* Grantors do hereby bargain, sell, transfer and convey unto ***CHRISTOPHER E. KEY****,* hereinafter referred to as Grantee, his heirs and assigns, all of that certain real estate located in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "*Property*"). This conveyance of the "*property*" and all covenants and warranties contained herein, are made expressly subject to the exception and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as **735 Moormans Arm Road, Nashville, Tennessee, 37207-4233**.

TO HAVE AND HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Christopher E. Key
CHRISTOPHER E. KEY
Signature of Seller

Lemeika Key
Wife of Christopher E. Key, Seller

Davidson County DEEDWARR
Recvd: 11/28/05 13:34 3 pgs
Fees:18.00 Taxes:249.38
20051128-0142876

Anna S. Gift
ANNA S. GIFT
Signature of Seller

Dora D Clark
DORA D. CLARK
Signature of Seller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***CHRISTOPHER E. KEY*** and LEMEIKA KEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 4th day of OCTOBER, 2005.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXP.
JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***ANNA S. GIFT***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 4th day of OCTOBER, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***DORA D. CLARK***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 4th day of OCTOBER, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

NAME AND ADDRESS OF PROPERTY OWNERS:
CHRISTOPHER E. KEY
735 Moormans Arm Road
Nashville, Tennessee 37207-4233

PROPERTY ADDRESS:
735 Moormans Arm Road
Nashville, Tennessee 37207-4233

PERSON RESPONSIBLE FOR TAXES:
SAME

MAP & PARCEL NO: **Map 059-14-0, Parcel 062.00**
SA/FB 13 DA 30930

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ***$67,400.00*** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Christopher E. Key
AFFIANT

Sworn to and subscribed before me
this 4th day of OCTOBER, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Upon recording return to:
HOWARD M. SKIPWORTH
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080-0489

EXHIBIT "A"

Land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, same being Lot No. 10 on the Plan of the Subdivision of part of the Joseph Stooker Tract, not of record, described according to a survey by George W. Watkins, surveyor, May 14, 1952, as follows:

BEGINNING on the southerly margin of Moormans Arm Road at 9a point 953 feet east of an iron pin set on the center of Old Buena Vista Pike, near where the same intersects the easterly margin of New Buena Vista Pike, said point being the corner of Lots Nos. 9 and 10; thence with the line between said two lots, South 23 degrees 30' East 436 feet; thence North 66 degrees 30' East 100 feet to the southwest corner of the property conveyed to Vincent Curran and wife, by deed from Joseph Stooker and wife, of record in Book 2141, page 209, Register's Office for said county; thence with the westerly line of said Curran property, North 23 degrees 30' West 436 feet to the southerly margin of Moormans Arm Road; thence with said road, South 66 degrees 30' West 100 feet to the beginning.

BEING the same property conveyed to Harlin Key aka Harlin E. Key, Jr., and wife, Mary M. Key by deed from M.M. Cunniff and wife, Hattie B. Cunniff, of record in Book 4268, page 754, said Register's Office. The said Harlin Key aka Harlin E. Key, Jr., since died on 07-27-1998. The said Mary M. Key having since died on 06 November 2004, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 05P481, and filed in Will Volume No. 5797/184 7277, the property vested in her children, Christopher E. Key, Anna S. Gift and Dora D. Clark, being all of the Grantors herein.

EXHIBIT B

1. This conveyance is being made without a survey or title search.

2. All real property taxes now due and payable and taxes for the year 2005 and subsequent years, ALIEN, not yet due and payable (Map 059-14-0 Parcel 062.00).

3. Any and all other matters appearing of record.