WARRANTY DEED

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shawn Kehoe	Countrywide Home Loans, Inc.	Map 136
3513 Lanawood Drive	801 Crescent Centre Dr., Ste. 510	Group 10
Nashville, TN 37217	Franklin, TN 37067	Parcel 91

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael J. Brothers and wife, Rachel N. Brothers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shawn Kehoe, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 522, on the Plan of Priest Lake Park, Section Eight, of record in Plat Book 5200, Page 418, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael J. Brothers and wife, Rachel N. Brothers by deed from B. Joe Morris and wife, Betty Ann Morris, of record in Book 9136, Page 299, dated October 29, 1993, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5960, Page 863, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 418, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3513 Lanawood Drive, Nashville, TN 37217

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 we do covenant with the said GRANTEES 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 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 our hands this 1st day of December, 2005.

Michael J. Brothers

Rachel N. Brothers

Davidson County DEEDWARR
Recvd: 12/05/05 13:40 2 pg
Fees:13.00 Taxes:623.45

20051205-0145898

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Brothers and Rachel N. Brothers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2005.

Notary Public

My Commission Expires: ~~01/24/09~~ 3/3/07

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.