BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#19441-2

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Saul Strosberg
Affiant

Subscribed and sworn to before me, this the 4th day of January, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/06 08:48 2 pgs
Fees:13.00 Taxes:1387.50

20060106-0001953

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SAUL STROSBERG and DANIELLA PRESSNER	**U.S. BANK N.A.**	**Map 117-01-0-F Parcel 005.00co**
103 Lynnbrook Court	**P. O. Box 20005**	
Nashville, TN 37215	**Owensboro, KY 42304-0005**	

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,

CHRIS JAY KEATON and wife, GINA H. KEATON

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

SAUL STROSBERG and DANIELLA PRESSNER, husband and wife

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5 on Lot No. 1 of the Lynnbrook Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Lynnbrook Place Condominiums, of record in Book 6139, Page 302, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6139, Page 325, said Register's Office, together with the undivided percentage interest in the general and limited Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Lynnbrook Place Condominiums, as set out on Exhibit "B" to the Master Deed of record in Book 6139, Page 302, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Chris Jay Keaton and wife, Gina H. Keaton, by Warranty Deed dated May 11, 2002, from Russell Dale Woodall and spouse, Marion K. Woodall, as Trustees of the Russell Dale Woodall Living Trust dated May 28, 1997, and Marion K. Woodall and Russell Dale Woodall, as Trustees of the Marion K. Woodall Living Trust dated May 28, 1997, of record in Instrument No. 20020520-0061100, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lynnbrook Place Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the Grantors herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **103 Lynnbrook Court, Nashville, TN 37215**.

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 my/our hand(s) this **4th** day of **January, 2006.**

CHRIS JAY KEATON

GINA H. KEATON

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 **CHRIS JAY KEATON and wife, GINA H. KEATON,** the bargainors, 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 and official seal at Nashville, Tennessee, this **4th** day of **January, 2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.