THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2005

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/06 13:29 2 pgs
Fees:13.00 Taxes:795.50

20060106-0002380

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. McKeown	Countrywide Home Loans	MAP 46
4948 Bull Run Road	P.O. Box 66094	PARCEL 101
Ashland City, TN 37015	Dallas, TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Lurton Goodpasture, III, an unmarried person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. McKeown**

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 Tract of Land lying in Nashville, Davidson County, Tennessee and being part of the property of Everett L. Garner of Record in Deed Book 3974, page 84, Register's Office for Davidson County, Tennessee, and being bounded on the south by the remainder of the Garner property and by Tract one, on the west by Nancy C. Warnecke, on the North by Garner and on the east by Garner and Tract Three, and by Arlene Felts and being more particularly described as follows.

Beginning at an iron pin at the southeast corner of this tract at a common corner with Tract One and Felts;

Thence with a severance line across Garner and with Tract One, North 64 Degrees, 12 minutes, 12 seconds, West, 533.60 feet to an iron pin in the east line of Warnecke;

Thence with Warnecke, North 03 degrees, 31 minutes, 55 seconds, East, 479.15 feet to an iron pin;

Thence with a severance line across Garner, South 75 degrees 15 minutes, 09 seconds, East, 643.47 feet to an Iron pin at a common corner with Tract Three;

Thence with Tract Three, South 07 degrees 19 minutes, 02 seconds East, 533.35 feet to an iron pin in the north line of Felts;

Thence North 85 degrees, 30 minutes, 08 seconds West, 100.00 feet to an iron pin at a common corner with Felts;

Thence with Felts, south 25 degrees, 35 minutes, 06 seconds West, 383.54 feet to the point of beginning, containing 549,522 square feet or 12.615 acres, more or less being designated as Tract Two on and described according to survey by R. Scot Cherry, R.L.S. Tennessee No. 1512, dated September 7, 1992.

TRACT II

Being a tract of Land lying in Nashville, Davidson County, Tennessee and being part of Tract One of the Keith Loiseau property as of Record in Deed Book 8768, page 909 and being bounded on the north by Tract Two of the Keith Loiseau property on the East by Arlene Felts property as of Record in Deed Book 4987, page 391 on the South by Tract One-B of the Keith Loiseau property and on the West by the Nancy C. Warnecke property as of record in Deed Book 5536, page 106 and being more particularly described as follows:

Beginning at an iron pin at the intersection of the south line of the Tract Two and the West line of Arlene Felts; thence with the Felts South 14 degrees, 55 minutes, 58 seconds West, 175.00 feet to an iron pin at a corner common with Tract One-B; thence with the Tract One-B North 74 degrees, 17 minutes, 03 seconds West, 469.81 feet to an iron pin in the East line of Nancy C. Warnecke; thence with Warnecke North 03 degrees, 31 minutes, 55 seconds East, 274.57 feet to an iron pin at a corner common with Tract Two; thence with Tract Two South 64 degrees, 12 minutes, 12 seconds East, 533.60 feet to the point of beginning, containing 180.898 square feet (2.5000 acres more or less).

Being the same property conveyed to Lurton Goodpasture, III, by Quitclaim Deed of record as instrument number 20030321-0037757, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4948 Bull Run Road, Ashland City, TN 37015.**

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 hand this the 30th day of December, 2005.

Lurton Goodpasture, III

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 **Lurton Goodpasture, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2005.

My Commission expires 1-26-07

JAMES A. WAECH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public