251-602

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Name and Address of New Owner:

Scott Kimmelman
629 Sugar Mill Drive
Nashville, TN 37211

Send Tax Bills To:

~~Same~~ Washington Mutual Bank
3050 Highland Parkway
6th Floor
Downers Grove, IL 60515

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $238,500.00

Affiant

Subscribed and sworn to before me on this 12/30/05.

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

Map & Parcel No.
181-01-0B-024.00CO-

Davidson County DEEDWARR
Recvd: 01/26/06 10:22 2 pgs
Fees:13.00 Taxes:882.45
20060126-0009889

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Christopher J. Keyser, a single man (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Scott Kimmelman, a married man (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 164, on the plan of Section One, Addition to Sugar Valley PUD, Cluster Lot Subdivision, as of record in Instrument No. 20030708-00993537, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher J. Keyser by Quitclaim Deed dated 08/29/2005 of record in Insturment No. 20051024-0127981, said Registers Office. Reference is further made to a Warranty Deed dated 12/19/03 conveying subject propety to Christopher J. Keyser and Keri E. Keyser, husband and wife, of record in Instrument No. 20031229-0183013, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 629 Sugar Mill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 12/30/05.

Christopher J. Keyser

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Christopher J. Keyser, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 12/30/05.

Eileen Strange
NOTARY PUBLIC

My Commission Expires:
11-06-06

