THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/09/06 13:49 3 pg:
Fees:18.00 Taxes:851.00

20060209-0016285

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Feb 2006

Notary Public

MY COMMISSION EXPIRES: May 24, 2008

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Keeley	American Home Mortgage	MAP 39
4371 Dry Fork Road	538 Broadhollow Road	PARCEL 52
Whites Creek, TN 37189	Melville, NY 11747	
(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, WE, **Abraham Fisscher, an unmarried man and Pamela Davis Needham, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William E. Keeley and wife, Tharesa Keeley**

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:

Land in the 14th Civil District of Davidson County, Tennessee; located on the West of Dry Fork Road, described as Tract #3 according to an unrecorded survey by Elbert F. Luther, Jr., Surveyor, dated July 1979, as follows:

Beginning at an iron pin in the center of Dry Fork Road, thence leaving the center of said road, thence South 50 degrees 00 minutes West 15.0 feet to an iron pin in the West right-of-way of Dry Fork Road, same being the Southeast corner of Tract No. 2, thence South 50 degrees 00 minutes West 715.5 feet to an iron pin in the West line of the Zimmerle tract; thence with the West line of said tract North 47 degrees 15 minutes West 418.50 feet to an iron pin in the South line of John A. Bostelman tract; thence with the said line North 14 degrees 15 minutes East 162.5 feet to an iron pin in the fence line of John Bostelman; thence North 10 degree 00 minutes East 159.50 feet to a 48' Oak in Bostelman line, thence with said line due North 50.00 feet to an iron pin by fence; thence North 66 degrees 00 minutes East 100.50 feet to an iron pin in the South line of John Bostelman; thence North 56 degrees 30 minutes East 300.60 feet to an iron pin on the West right-of-way of Dry Fork Road; thence on the same line 16.5 feet to the center of Dry Fork Road; thence with the center of Dry Fork Road South 50 degrees East 263.50 feet to an iron pin in the center of Dry Fork Road; thence on a curve to the right (D 9 30 L-- 99.06 feet to an iron pin in the center of Dry Fork Road); thence with the center of said road South 40 degrees 30 minutes East 157.50 feet to an iron pin in the center of Dry Fork Road and the point of beginning.

Being the same property conveyed to Abraham Fisscher by deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20050304-0024200, and further conveyed to Abraham Fisscher, an unmarried man and Pamela Davis Needham, an unmarried woman by quitclaim deed from Abraham Fisscher of record in Instrument No. _____ said Register's Office.

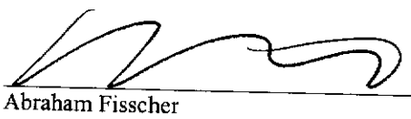
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

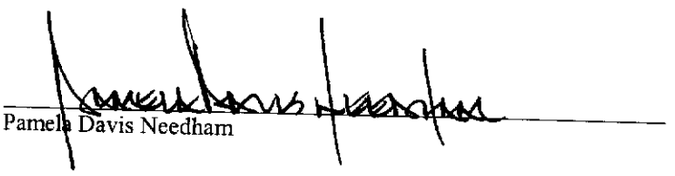
(X) IMPROVED property known as **4371 Dry Fork Road, Whites Creek, TN 37189.**

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 _____ hand( ) this the 6th day of February, 2006.



Abraham Fisscher



Pamela Davis Needham

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 **Abraham Fisscher** 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 6th day of February, 2006.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 Pamela Davis Needham 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of February, 2006.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE