THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03040

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

Davidson County DEEDWARR
Recvd: 05/04/06 10:54 2 pgs
Fees:13.00 Taxes:432.90

20060504-0051905

Property Address:
4917 Scotts Creek Parkway, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Regina Kopp Keys, and Mark A. Keys**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Mathew Turner, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 6 on the Plan of Cedar Creek, Phase Two, as shown by plat of record in Plat Book 9776, Page 431, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Regina Kopp Keys, dated January 21, 2005, and recorded January 27, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200501270010083.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

MK

WITNESS Grantors' hands this 27th day of April, 2006.

X Regina Kopp Keys {Seal}
Regina Kopp Keys

X {Seal}
Mark A. Keys

State of TENNESSEE
County of DAVIDSON

On this the 27th day of April, 2006, before me, the undersigned officer, personally appeared Regina Kopp Keys and Mark A. Keys, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Notary Public

My Commission expires: 1-27-07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $117,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 27th of April, 2006.

Notary Public

My Commission Expires November 14, 2009

My Commission expires:

PRISCILLA PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name of Owner and Property Address:
Mathew Turner
4917 Scotts Creek Pkwy
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Mathew Turner
4917 Scotts Creek Pkwy
Hermitage, TN 37076

Tax Parcel ID#: 075-12-0-0A-085.00-CO

BEING the same property conveyed to Regina Kopp Keys and husband, Mark A. Keys by Quit Claim Deed from Regina Kopp Keys, dated 01/21/05, recorded 01/27/05, as Document No. 200501270010083, Davidson County, Tennessee.