THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/06/06 15:36 2 pgs
Fees:13.00 Taxes:758.50
20060606-0067058

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 147-05-0-099.00

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me this the 30th day of May, 2006.

My Commission Expires: 7-19-08

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Michael J. Keener & Allison H. Keener
(Name)
303 Wauford Drive
(Street Address)
Nashville, TN 37211

SEND TAX BILLS TO:

Irwin Mortgage Corporation
(Name)
P.O. Box 23550
(Street Address)
Jacksonville, FL 32241-3550

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RONALD C. JACKSON AND SHIRLEY FORD JACKSON, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **MICHAEL J. KEENER AND ALLISON HAYES KEENER, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 99, on the Plan of Caldwell Hall Subdivision, Section 1, Revised, as shown on plat of record in Plat Book 4418, page 21, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 99 fronts 80 feet on the southerly side of Wauford Drive and runs back between lines measuring 158.4 feet on the easterly line and 160.3 feet on the westerly line, to a dead line in the rear, which is a broken line, measuring 80.0 feet thereon.

Being the same property conveyed to Ronald C. Jackson and wife, Janice L. Jackson by Deed of record in Book 4418, Page 21, recorded 5/18/1970, Register's Office for Davidson County, Tennessee. ** Janice L. Jackson having been deceased since January 26, 2000.**

BEING improved property known as: 303 Wauford Drive, Nashville, TN 37211

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 30th day of May, 2006.

Ronald C. Jackson

Shirley Ford Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Ronald C. Jackson and Shirley Ford Jackson, husband and wife,** 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 in Nashville, Tennessee, this 30th day of May, 2006.

Notary Public

My Commission Expires: 7-19-08

JODEA KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.