**File Box 30**

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $55,000.00.

Subscribed and sworn before me this the 7th day of July, 2006.

JOHN A. BELL, JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE My Commission Expires July 29, 2006 (Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

This instrument prepared by:
**SOUTHEAST TITLE of Tennessee, Inc.** 600452
**214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027**

Address of new owner:
Christopher D. Van Atta and wife, Kacy C. Van Atta
1704 and 1706 5th Avenue North
Nashville, TN 37208

Send tax bills to:
New Owner

Map 82-5 Parcel 32 AND 33

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Keezocom, Inc.**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Christopher D. Van Atta and wife, Kacy C. Van Atta**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract #1 - Land in Davidson County, Tennessee, being Lot 84 on the map of D. T. McGavock's Addition, as of record in Book 21, page 7, Register's Office for said County.

Said Lot 84 fronts 50 feet on the easterly side of 5 Avenue North, and runs between parallel lines 174 feet to an alley.

Said property is also known as 1704 5th Avenue North, Nashville, TN 37208.

Tract #2 - Land in Davidson County, Tennessee, being Lot No. 83 on the map of D. T. McGavock's addition, as of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 50 feet on the easterly side of Fifth Avenue North and runs back between parallel lines 174 feet to an alley.

Said property is also known as 1706 5th Avenue North, Nashville, TN 37208.

Being all of the same property conveyed to Keezocom, Inc. by Warranty Deed dated November 29, 1999 of record in Book 11768, page 964, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Davidson County DEEDWARR
Recvd: 07/25/06 15:06 2 pgs
Fees:13.00 Taxes:203.50
20060725-0089636

THIS IS IMPROVED PROPERTY KNOWN AS 1704 and 1706 5th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 7th day of July, 2006.

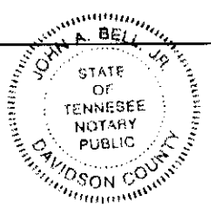
Keezocom, Inc.
BY: Bettina Ann Cunningham President
Bettina Ann Cunningham, President

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Bettina Ann Cunningham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 7th day of July, 2006.

My commission expires:




JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public