WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/06 10:57 3 pgs
Fees:18.00 Taxes:1302.40

20060925-0118361

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/15/06

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C/O NEI GLOBAL RELOCATION CO.	C/O NEI GLOBAL RELOCATION CO.	172-14-0-B-023.00
(NAME) 8701 WEST DODGE ROAD	(NAME) 8701 WEST DODGE ROAD	
(ADDRESS) OMAHA, NE 68114	(ADDRESS) OMAHA, NE 68114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 15 day of September 2006, by and between EDWARD W. KELLER AND DEEJAY KELLER, HUSBAND AND WIFE, party of the first part, and N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

LAND in Davidson County, TN, BEING Lot No. 23, on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, of record in Plat Book 9700, pages 765-768 as revised in Instrument No. 20010313-0024108, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to EDWARD W. KELLER AND DEEJAY KELLER , HUSBAND AND WIFE by deed from David L. Koch and wife, Paula A. Koch , dated December 30, 2004 , and filed of record in Instrument No. 20050104-001426, Register's Office for DAVIDSON County, Tennessee.

Subject to Restrictions of record in Deed Book 11113 , Page 691 , said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

EDWARD W. KELLER

DEEJAY KELLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared EDWARD W. KELLER, HUSBAND OF DEEJAY KELLER individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, TENNESSEE this 12th day of August, 2006

Commission expires:
My Commission Exp. Jan 28, 2007

JOYCE C. BARTLING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Joyce C. Bartling
Notary Public

STATE OF

COUNTY OF

Before me, a Notary Public in and for said County and State, personally appeared DEEJAY KELLER, WIFE OF EDWARD W. KELLER individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, TENNESSEE this 12th day of August, 2006

Commission expires:
My Commission Exp. Jan 28, 2007

Joyce C. Bartling
Notary Public

JOYCE C. BARTLING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT "B"

Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Standard Exceptions:

(a) Rights or claims of parties in possession not shown by the public records.

(b) Easements, or claims of easements, not shown by the public records.

(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

(d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

(e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.

(f) Restrictions upon the use of the premises not appearing in the chain of title to the land.

Special Exceptions:

(a) Subject to all matters as set forth per Plat Book 9700, Page 765-768 as revised in Instrument No. 20010313-0024108, Register's Office of said County.

(b) Taxes for the year 2005 paid in the amount of $3009.80 pd on 12/21/2005 and all subsequent years, a lien, but not yet due and payable. All prior years are paid. Map 172-14-0-B-023.00

(c) Restrictive Covenants of record in Deed Book 11113, Page 691, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

(d) Easement as shown of record in Deed Book 5552, Page 857, Register's Office for said County.