Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1442

Davidson County DEEDWARR
Recvd: 10/05/06 15:37 2 pgs
Fees:13.00 Taxes:1592.48
20061005-0124112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen L. Webne**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane H. Keane and William S. Keane**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 16, Block 3 on the plan of W. V. Davidson's Hillsboro Highlands, of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen L. Webne from Kenneth B. Williamson and wife, Deborah A. Griffith dated November 29, 1995, of record in Book 9873, page 894, Register's Office Davidson County, Tennessee. This property has not been the residence of grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3000 23rd Avenue South, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of October, 2006

Stephen L. Webne

State of Tennessee)
County of Davidson)

On this 2nd day of October, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen L. Webner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

KENNETH BAILEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 430,400.00.

Affiant

Sworn and subscribed before me on this the 2nd day of October, 2006.

Notary Public

My Commission Expires: 5-24-2008

SANDI WILLEE IRONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:
Diane H. Keane
3000 23rd Avenue South
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
117 02 0 174.00