PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 48295
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/01/06 10:51 2 pgs
Fees:13.00 Taxes:1002.70
20061101-0135578

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leanne L. Keck 817 Kirkwood Avenue Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 11802017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$271,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kathleen C. Martin, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Leanne L. Keck 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 the easterly 80 feet of the northerly one-half of Lot No. 35 on the map showing subdivision of part of the Vauix land not of record.

According to a printed copy of said unrecorded plan, said part of Lot No. 35 fronts 80 feet on the southerly side of Kirkwood Avenue and runs back between parallel lines, with the westerly margin of James, formerly Alban Avenue, 242 feet to a point half way between Kirkwood Avenue and East Clayton, formerly Midway Avenue.

Being the same property conveyed to Andrew D. Martin and wife, Kathleen C. Martin by deed from Douglas A. Talbert and wife, Lori N. Talbert of record in Doc. No. 20020613-0072186 Register's Office for said County. By Quitclaim Deed of record in Doc. No. 20030428-0056613, said Register's Office, subject property was conveyed to Kathleen C. Martin.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years.

This is improved property, known as: 817 Kirkwood Ave, Nashville, Tennessee 37204

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2006.

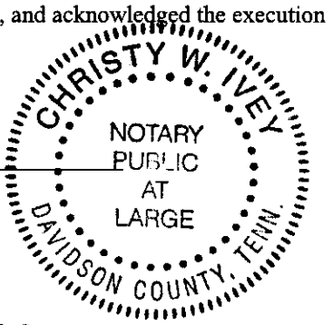
Kathleen C Martin _____

Kathleen C. Martin

State of TENNESSEE
County of DAVIDSON

On this 30th day of October, 2006 , before me the undersigned authority, personally appeared Kathleen C. Martin, 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.

My Commission Expires: _____



_____
Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE
County of DAVIDSON

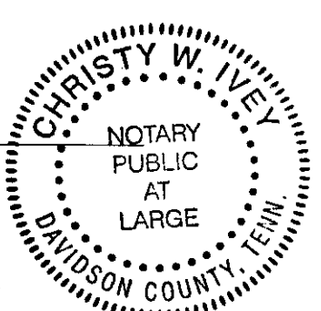
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $271,000.00

Leanne P Keck
Affiant

Sworn and subscribed before me this the 30th day of October, 2006

My Commission Expires: _____



_____
Notary Public

My Commission Expires JULY 21, 2007