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

39-B
File #06-1516

Davidson County DEEDWARR
Recvd: 12/05/06 14:26 2 pgs
Fees:13.00 Taxes:368.15
20061205-0150160

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 **Anne J. Keller and husband, Thomas A. Keller**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Page, an unmarried man and Kristina L. Guisler, an unmarried woman,** 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:

Being the easterly 50 feet of Lot No. 33 on the map of W.H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 50 feet on the southerly side of West Grand Avenue or Sharpe Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Anne J. Keller and husband, Thomas A. Keller by deed from Richland Builders of Tennessee, LLC, dated October 3, 2001, of record in Instrument No. 20011023-0115949, Register's Office for Davidson County, Tennessee.

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: 940 Sharpe Avenue, Nashville TN, 37206.

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 26 day of November, 2006

Anne J. Keller

Thomas A. Keller

State of MICHIGAN)
County of OAKLAND)

On this 26 day of November, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anne J. Keller and Thomas A. Keller, 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: _____

My Commission Expires: Feb. 7, [illegible]
OAKLAND County

DAVID W. McDOWELL NOTARY PUBLIC LIVINGSTON COUNTY, MICHIGAN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 99,500.00.

Affiant

Sworn and subscribed before me on this the 28th day of November, 2006.

Notary Public

My Commission Expires: 7-25-2009

KENNETH M. BILLEW NOTARY PUBLIC STATE OF TENNESSEE

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jeremy Page	Suntrust Mortgage, Inc.	83-1-120
940 Sharpe Avenue	201 Fourth Avenue N/7th Floor	
Nashville, TN 37206	Nashville, TN 37219	