WARRANTY DEED

G-KW-06-4001

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,043.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/12/07 10:46 2 pgs
Fees:13.00 Taxes:980.66

20070112-0005193

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Keener	American Brokers Conduit	
4001 Barnes Cove Drive (ADDRESS)	520 Broad Hollow Road (NAME) (ADDRESS)	173-9B-33.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREAT SOUTHERN HOMES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID P. KEENER AND WIFE, RHONDA C. KEENER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 325, SECTION ONE, BARNES COVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020409-0043258, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO GREAT SOUTHERN HOMES, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM GREYSTONE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 30TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060630-0078296, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5385, PAGE 986; BOOK 5215, PAGE 482; AS INSTRUMENT NO. 20020409-0043258; 20021217-0155806; 20021217-0155805; 20020201-0014182; 20040413-0041473; 20030402-0043515; 20020408-0042673, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4001 Barnes Cove Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), their 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 my/our hand(s) this 5th day of January, 2007.

Great Southern Homes, Inc.

By: James W. Hindman, III

Its: President

STATE OF Tennessee
COUNTY OF Davidson

On this the 5 day of January, 2007, before me personally appeared JAMES W. HINDMAN, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PRESIDENT of Great Southern Homes, Inc., the within named bargainor, a corporation, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 day of January, 2007.

Notary Public

My Commission Expires: 7-24-10

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903