THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

Davidson County DEEDQC
Recvd: 02/06/07 10:20 2 pgs
Fees:12.00 Taxes:0.00

20070206-0015334

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Keels Construction Services, LLC	Same as New Owner	043-01-318
3013 Lana Lane		
Greenbrier, TN 37073		

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or ~~value,~~ whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2007.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires 3/20/10

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Robert B. Keels and Angela Keels, "Grantor" by these presents, does hereby quitclaim and convey unto Keels Construction Services, LLC, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

BEING a tract of land in the 9th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Robert & Angela Keels in Instrument No. 200407300091455, also known as Lot 1 of the First Revision of Lot Keels Subdivision (Subdivision No. 2005S-232G-04) RODCT, more accurately described according to a survey by Anthony T. Bollinger R.L.S., TN LIC NO. 2095 dated 06/25/05 as follows:

Beginning at an existing iron pin in the northerly margin of Sarver Ave., said pin being the most southwest corner of herein described tract; thence now leaving said margin N 02 47'22"E, 254.19' to an existing iron pipe; thence S 86 03'41"E, 63.41' to a set iron pin; thence S 02 47'22"W, 63.40 to the point of beginning containing 0.369 acres.

This is unimproved property, known as 105 Sarver Avenue, Madison, TN 37115.

Witness my hand this 30th day of January, 2007 .

Grantor- Robert B. Keels

Grantor- Angela Keels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert B. Keels and wife, Angela Keels, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of January, 2007.

Notary Public

My Commission Expires 3/21/10.

C:\Documents and Settings\Administrator\Desktop\Todd Moser's Docs\BlankQC.wpd

