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

Davidson County DEEDWARR
Recvd: 02/23/07 15:04 2 pgs
Fees:13.00 Taxes:888.00
20070223-0022935

39-B
File #07-1045

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 **M. Maxwell Keller, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth C. Bogan, unmarried,** 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 Lot No. 42 on the Plan of "Idlewild" in the (formerly) 10th Civil District of Davidson County, Tennessee, a plat of which is of record in Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Maxwell Keller by deed from Patrick W. Sharp dated May 30, 2000 of record in Instrument No. ~~20000602-0054940~~ XXXXXXXXXXXXXXX, Register's Office for Davidson County, Tennessee.
20000602-0054940

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: 1111 Halcyon Avenue, Nashville TN, 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 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 23rd day of February, 2007

M. Maxwell Keller

State of Tennessee)
County of Davidson)

On this 23rd day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named M. Maxwell 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: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of February, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Elizabeth Bogan
1111 Halcyon Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Bank of America NA
9000 Southside Blvd., Bld 700
Jacksonville, FL 32256

TAX MAP-PARCEL #:
118-01-150