STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF February, 2007.

Notary Public
MY COMMISSION EXPIRES: 3-11-07
File No. G7-2793D

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 02/28/07 09:43 2 pgs
Fees:13.00 Taxes:517.63
20070228-0024512

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pamela S. Bayer (NAME)	SAME ~~Wells Fargo Bank, N.A.~~ (NAME)	43-1-112
105 Sarver Avenue (STREET ADDRESS	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Keels Construction Services., LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela S. Bayer,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a tract of Land in the 9th Councilman District of Davidson County, Tennessee, and a portion of that property conveyed to Robert & Angela Keels in Instrument No. 200407300091455, also being Lot No. 1 on the plan of KEELS SUBDIVISION, FIRST REVISION, (Subdivision No. 2005S-232G-04), in the Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S., TN License No. 2095 dated 06/25/05 as follows:

Beginning at an existing iron pin in the northerly margin of Sarver Avenue, said pin being the most southwest corner of herein described tract; thence now leaving said margin North 02 degrees 47 minutes 22 seconds East 254.19 feet to an existing iron pipe; thence South 86 degrees 03 minutes 41 seconds East, 63.41 feet to a set iron pin; thence South 02 degrees 47 minutes 22 seconds West, 63.40 feet to the point of beginning containing 0.369 acres.

BEING the same property conveyed to Keels Construction Services, LLC from Robert B. Keels and Angela Keels, by Quit Claim Deed dated January 30, 2007, as Instrument No. 200702060015334, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 23rd day of February, 2007.

KEELS CONSTRUCTION SERVICES., LLC

By: _____ February 23, 2007
Robert B. Keels, President Date

KEELS CONSTRUCTION SERVICES., LLC

By: _____ February 23, 2007
Angela Keels, Secretary Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of February, 2007.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert B. Keels and Anglea Keels, President and Secretary, for Keels Construction Services., LLC, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of February, 2007.

My Commission Expires: 3-11-09 _____
Notary Public

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066