Davidson County DEEDWARR
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20070316-0032103

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James H. Keesee** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Stephen D. Elkins** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" for Legal Description

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 7 day of March, 2007.

James H. Keesee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **James H. Keesee**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$10,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of March, 2007.

Notary Public

DRUMMOND C. LYONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/20/2010

Map and Parcel: 081-11-0-570.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Stephen D. Elkins
7003 Chadwick Dr., Suite 264
Brentwood, TN 37027

Exhibit A

Being Lot No. 103 in McGavock's Addition, as per Plan Book 21, page 41, Register's Office for davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet on the west side of 11th Aveune, North, formerly Tilden or Fillmore Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. and Marian E. Keesee, by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County dated 05/18/93, and recorded 11/05/93 in Book 9142, page 43, Register's Office for Davidson County, Tennessee. Marian E. Keesee is deceased.