PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48431
Dav. Co. File: Box 8

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216

L - 6950

Davidson County DEEDWARR
Recvd: 03/30/07 11:28 2 pgs
Fees:13.00 Taxes:364.64
20070330-0038237

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rental Investments Developers, LLC Lori Guardino Tom Guardino 6313 Holly Trace Way Nashville, Tennessee 37221	World Savings Bank P.O. Box 659548 San Antonio, TX 78265-9548

TAX MAP-PARCEL NUMBERS: 09213004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$98,550.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M Keane and spouse, Cindy C. Keane**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rental Investments Developers, LLC**

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. 4 on the Plan of Map of Subdivision of Plummer Place and Part of Blocks Nos. 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville of record in Book 57, Pages 160 and 161 and resubdivided in Book 161, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Keane and wife, Cindy C. Keane by deed from E. Ron Calahan and wife, Diane R. Calahan of record in Book 8016, page 943, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161 Page 39, said Register's Office.

This is improved property, known as: 3705 Park Av, Nashville, Tennessee 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 9 day of March, 2007.

James M Keane

James M Keane

Cindy C Keane

Cindy C. Keane

State of GEORGIA
County of FORSYTH

On this 9th day of March, 2007 , before me the undersigned authority, personally appeared James M Keane and Cindy C. Keane , 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.

My Commission Expires: January 25, 2011

Vipul Gupta

Notary

Notary Public
Vipul Gupta
Forsyth County, GA
Expires: January 25, 2011

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $98,550.00

Affiant

Sworn and subscribed before me this the 12th day of March, 2007

Notary Public

My Commission Expires: 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY