Davidson County DEEDWARR
Recvd: 04/30/07 14:40 2 pgs
Fees:13.00 Taxes:1086.88
20070430-0051323

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $293,750.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2007.

Notary Public
My commission expires: 9-25-10

03-0704-34579

Address of New Owner:	Send Tax Bills to:	Tax Information
Cody Keslinger	Bank of America	141-15-0-D 125.00CO
7424 Somerset Place	9000 Southside Blvd.	
Nashville TN 37221	Jacksonville, FL 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dwayne B. Zimmer, Jr. and wife, Patricia A. Zimmer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cody Keslinger, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 125, on the Plan of Resubdivision of Lots 102, 103, 125 & 126, Sheffield on the Harpeth, Phase II, of record in Book 7900, Page 295, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same conveyed to Dwayne B. Zimmer, Jr. and wife, Patricia A. Zimmer, by deed from Gary E. Dallas, Jr., and wife, Kimberly E. Dallas. dated 09/05/00, recorded 03/02/01, of record in Instrument No. 20010302-0019937, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7424 Somerset Place, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 27th day of April, 2007.

Dwayne B. Zimmer, Jr.

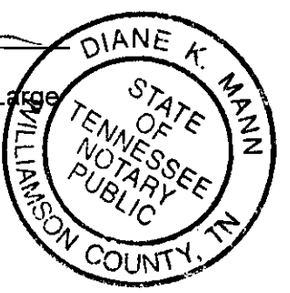
Patricia A. Zimmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dwayne B. Zimmer, Jr. and Patricia A. Zimmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of April, 2007.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09