WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2007

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keels Contruction, LLC (NAME)	SAME AS NEW OWNER (NAME)	Map and Parcel
3013 Lana Lane (ADDRESS)	(ADDRESS)	05312008800 and
Greenbrier, TN 37073 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	05312008700

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Charles Dempsey Bell and Kenneth Jackson Bell and Kenneth Brian Bell as devisees under the Will of Bonnie Utley Bell, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keels Contruction, LLC

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:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 23 of Block 4 on the Plan of Dabbs and Elliot's Subdivision, Old Hickory, Tennessee as of record in Book 547, Page 97, Register's Office for Davdison County, Tennessee.

Said Lot No 23 fronts 50 feet on the Westerly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Edward A. Bell and wife Bonnie Mae Bell by Warranty Deed from Eva Jaynes Sands of record in Book 1172, Page 248, Register's Office for Davidson County, Tennessee. The said Edward A. Bell having since died on January 8, 1980. The said Bonnie Mae Bell having since died on March 2, 1993. By Last Will and Testament of Bonnie Utley Bell, a/k/a Bonnie Mae Bell, property was devised to Charles D. Bell, Kenneth Jackson Bell and Kenneth Brian Bell, see case 07P725 of the 7th Circuit Court of Davidson County, Tennessee, Probate Division.

Tract 2

Being Land in Davidson County, being Lot No. 24, Block 4, of Dabbs and Elliot Dupontonia Subdivision, Old Hickory, Tennessee, as of record in Book 547 (incorrectly shown as Book 545 in the below referenced deed) 97, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

CONTINUED

Davidson County DEEDWARR
Recvd: 05/10/07 12:54 3 pgs
Fees:18.00 Taxes:166.50
20070510-0056243

unimproved ( )
This is improved (X) property, known as 109 28th Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City

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. 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 our hand s this 8th day of May, 2007

Charles Dempsey Bell by: Ken Bell Attorney-in-Fact

Kenneth Brian Bell

Kenneth Jackson Bell

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 ~~Charles Dempsey Bell~~ Kenneth Jackson Bell and Kenneth Brian Bell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 8th day of May, 2007.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2007, before me personally appeared Ken Bell, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Dempsey Bell and acknowledged that he executed the same as the free act and deed of the said Charles Dempsey Bell.

Witness my hand and official seal at office at Madison, Tennessee, this the 8th day of May, 2007.

My commission expries: 3/20/2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Said lot fronts 50 feet on the westerly side of 28th Street and runs back northerly, between parallel lines, 144 feet more or less, to an alley.

Being the same property conveyed to Edward A. Bell and Bonnie M. Bell, husband and wife, by Warranty Deed from W.T. Corley and wife, Louise Corley of record in Book 1874, Page 229, Register's Office for Davidson County, Tennessee. The said Edward A. Bell having since died on January 8, 1980. The said Bonnie Mae Bell having since died on March 2, 1993. By Last Will and testament of Bonnie Utley Bell, a/k/a Bonnie Mae Bell, property was devised to Charles D. Bell, Kenneth Jackson Bell and Kenneth Brian Bell. See case 07P725 of the 7th Circuit Court of Davidson County Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO Restrictions of record in Book 739, Page 544, and Book 917, Page 393, Register's Office for Davidson County, Tennessee and further subject to the Plan of Dabbs and Elliot Dupontia Subdivision, Block 4, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.