(1)

Davidson County DEEDWARR
Recvd: 07/06/07 11:14 2 pgs
Fees:13.00 Taxes:932.40
20070706-0080696

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $252,000.00

Kelly A. Keenan
Affiant

Subscribed and sworn to before me, this 29th of June, 2007.

Georgette R Kennedy
Notary Public
My commission expires: 9-11-09

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-0705-45452

Address of New Owner:	Send Tax Bills to:	Tax Information
Greg Stephenson	PINNACLE NATIONAL BANK	172-03-0-A-068
1001 Elmshade Lane	211 Commerce Street	
Nashville TN 37211	Nashville, TN 37201	

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, Nicholas J. Keenan and wife, Kelly A. Keenan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Greg Stephenson and wife, Jennifer Stephenson, 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. 68, on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Pages 498-499, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas J. Keenan and wife, Kelly A. Keenan by deed from William R. Stejskal III and wife, Jean M. Stejskal, dated August 24, 2004, recorded August 26, 2004, of record in Instrument No. 20040826-0103254, 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 1001 Elmshade Lane, Nashville, TN 37211

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 29TH day of JUNE, 2007.

Nicholas J. Keenan

Kelly A. Keenan

STATE OF WA

COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas J. Keenan and Kelly A. Keenan, 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 VASHON, WA, this 29TH of JUNE, 2007.

Notary Republic

My Commission expires: 4/21/09

Notary Public
State of Washington
PATRICIA A WAGNER
My Appointment Expires Apr 21, 2009