Prepared by: and Return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $74,277.60

Affiant

Subscribed and sworn to before me, this 24th day of July, 2007.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

05-0706-63690

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry Keen	OWNER	043-14-0 044.00
532 East Maple Street	1025 FOREST HARBOR DR.	
Madison TN 37115	HENDERSONVILLE TN 37075	

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, **Kathy T. McBroom**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jerry Keen, a married man**, 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.s 15 & 16, on the Plan of Map of The Subdivision of Tract No. One, Forest Park Acreage Tracts, of record in Book 843, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carson E. McBroom and wife, Kathy T. McBroom by Quitclaim Deed from Elton E. Teasley and wife, Katherine R. Teasley, dated December 14, 1984, recorded December 14, 1984, of record in Book 6448, Page 864, Register's Office for Davidson County, Tennessee. The said Carson E. McBroom having since died.

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 532 East Maple Street, Madison, TN 37115

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.

Davidson County DEEDWARR
Recvd: 07/31/07 14:50 2 pgs
Fees:13.00 Taxes:274.83
20070731-0090900

WITNESS my hand this 24th day of July, 2007.

Kathy T. McBroom

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kathy T. McBroom**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 24th day of July, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010