THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1214

Davidson County DEEDWARR
Recvd: 08/01/07 15:15 2 pgs
Fees:13.00 Taxes:569.80
20070801-0091574

Property Address: 832 Fitzpatrick Road, Nashville, TN 37214

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jill Elise Ledbetter**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Matt Keel and Abby Keel, as** Husband and Wife hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 287 on the Plan of Section Three, Larchwood, of record in Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jill Elise Ledbetter, formerly Jill Elise Fitzpatrick from Ryan Michael Fitzpatrick, by Deed dated October 11, 2004, and recorded on November 23, 2004, as Document No. 20041123-0140079, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Ryan Michael Fitzpatrick, dated October 11, 2004, and recorded November 23, 2004, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20041123-0140079.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 27th day of July, 2007.

Jill Elise Ledbetter {Seal}
Jill Elise Ledbetter

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

Jessica Talbott State of Tennessee Notary Public Davidson Co.

On this the 27th day of July, 2007, before me the undersigned officer, personally appeared Jill Elise Ledbetter, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Jessica Talbott
Notary Public

My Commission expires: 5-24-08

Grantor's Name, Address, Phone:
Jill Elise Ledbetter
5028 Lakeridge Dr.
Old Hickory TN 37138

Grantees' Name, Address, Phone:
Matt Keel and Abby Keel

Parcel ID#108-04-0-086.00

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF ~~DAVIDSON~~ Williamson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

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

Notary Public
My Commission expires: 12/6/10

New owner and
Person or Agency responsible for taxes:
Matt Keel and Abby Keel

832 Fitzpatrick Rd
Nashville, TN 37214

JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES: 12/6/2010 COUNTY OF WILLIAMSON