THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***358,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November 2007.

Notary Public

My Commission Expires: _____

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 28, 2010

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Brooke K. Ludwick 908 Boscobel Street Nashville, TN 37206	Franklin American Mortgage 501 Corporate Centre Dr. #400 Franklin, Tennessee 37067	MAP 082-16-0 PARCEL 439.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty-Eight Thousand and 00/100 Dollars ($***358,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Robert E. Keller, unmarried, Kristin Keller Pfister, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brooke K. Ludwick and Gregory D. Boling, wife and husband, (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:

BEING Lot No. 11 on the Plan of W.W. Totten's Addition East-Nashville of record in Plat Book 57, Page 22, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Robert E. Keller, unmarried, and Kristin Keller Pfister, married, from A. Brooks Parker, unmarried, by Warranty Deed dated May 6, 2004, of record as Instrument No. 20040513-00565326 in the Register's Office for Davidson County, Tennessee.

Brian T. Pfister, spouse of Kristen Keller Pfister, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 908 Boscobel Street, Nashville, Tennessee 37206.

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.

Davidson County DEEDWARR
Recvd: 11/20/07 13:37 2 pgs
Fees:13.00 Taxes:1324.60
20071120-0135986

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of W.W. Totten's Addition East-Nashville of record in Book 57, Page 22, in the Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of November 2007.

Robert E. Keller

Kristen Keller Pfister

Brian T. Pfister

BY: Kristen Keller Pfister
Attorney-in-Fact

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 Kristin Keller Pfister and Brian T. Pfister, the bargainors, 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 this 15th day of November 2007.

Notary Public

My Commission Expires: 03.22.2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Keller Pfister, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert E. Keller, and acknowledged that she executed the same as the free act and deed of the said Robert E. Keller.

WITNESS my hand and seal this 15th day of November 2007.

Notary Public

My Commission Expires: 03.22.2008

NOTARY PUBLIC AT LARGE