PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 49135
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/01/08 13:51 2 pgs
Fees:13.00 Taxes:721.50
20080201-0010681

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert O. Keenan Vivienne C. Keenan 2660 Thompson Station Road East Thompsons Station, TN 37179	SAME

TAX MAP-PARCEL NUMBERS: 117070M01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen E. Smith , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert O. Keenan and spouse, Vivienne C. Keenan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2041 of Building 200 of Fairsted Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ellen E. Smith, unmarried by deed from Fairsted Partners, a Tennessee General Partnership dated August 26,2003 and recorded on September 2, 2003 of record in Doc. No. 20030902-0126454 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Doc. No. 20021121-0145225 amended in Doc. No. 20030328-0041138, Restrictions of record in Book 9619, page 112, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2041 Stokes Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of January, 2008.

Ellen E. Smith

Ellen E. Smith

State of TENNESSEE

County of DAVIDSON

On this 29th day of January, 2008 , before me the undersigned authority, personally appeared Ellen E. Smith , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2008

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY