Davidson County DEEDWARR
Recvd: 02/12/08 13:10 2 pgs
Fees:13.00 Taxes:405.15

20080212-0014154

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WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
NOV 22 2010

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$109,500.00**

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2008.

Notary Public

My commission expires: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah Keiser **Dave Keiser**	**Bank of America**	**Map 052-05 Parcel 103.00**
325 East Palestine Avenue	**9000 Southside Blvd., #600**	
Madison, TN 37115	**Jacksonville, FL 32256**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M & W Real Estate Solutions, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Keiser and Dave Keiser, 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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Red Bud Terrace Subdivision, of record in Plat Book 843, Page 4, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to M & W Real Estate Solutions, LLC, by Specific Warranty Deed from Bank of New York as Trustee for the Certificateholders of CWABS 2003-05, of record in Instrument No. 20071127-0137492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **325 East Palestine Avenue, 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 and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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 its hand by its duly authorized officer this 11th day of February, 2008.

M & W Real Estate Solutions, LLC

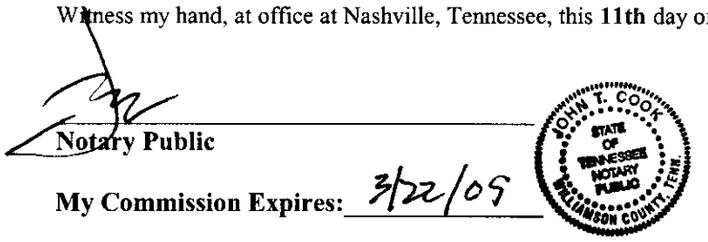
By: _____
David Mixon President

By: _____
Nathan Weimer Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Mixon and Nathan Weiser,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **President and Vice President** of **M & W Real Estate Solutions, LLC,** the within named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **David Mixon** as **President** and **Nathan Weiser** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **11th** day of **February, 2008.**



Notary Public

My Commission Expires: 3/22/09