THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27548-03-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 15th day of April, 2008. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Jessica L. Aston 4106 Aberdeen Road Nashville, TN 37205	**Send Tax Bills To:** Countrywide Bank FSB P. O. Box 961206 Fort Worth, TX 76161	**Tax Information:** Map and Parcel No.: 103080194.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mildred R. Keeler, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica L. Aston, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4106 Aberdeen Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of April, 2008.

Mildred R. Keeler by Linda K. Nealy
Mildred R. Keeler by Linda K. Nealy as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Linda K. Nealy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mildred R. Keeler as ~~she~~ her Attorney-In-Fact, as the free act and deed of the within named Mildred R. Keeler.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2008.

NOTARY PUBLIC

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 04/21/08 14:48 2 pgs
Fees:13.00 Taxes:925.00
20080421-0040601

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16, Block "K" on the Plan of Cherokee Park, Third Section, as of record in Plat Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles E. Keeler and wife, Mildred R. Keeler by Warranty Deed dated October 10, 1950 from John B. Rucker and wife, Pearl Rucker of record in Book 1906, page 493, Register's Office for Davidson County, Tennessee. Charles E. Keeler has since died.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Cherokee Park Neighborhood Association of record in Instrument No. 200005310054011, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.