Return to: File Box 9B First Title and Escrow Co., Inc. #27614 Davidson County DEEDWARR Recvd: 06/06/08 10:55 2 pgs Fees:13.00 Taxes:1933.25 20080606-0058281	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $522,500.00 Christine M. Read Affiant Subscribed and sworn to before me, this the 4th day of June, 2008. Mary Esther Champion Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 14 2009

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John C. Keith	Bank of America	117-16-182
3904 Granny White Pk	4011 Hillsboro Pike	Notary Seal present, but could not be reproduced.
Nashville, TN 37204	Nashville, TN 37215	Bill Garrett Davidson County Register of Deeds

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Prescott J. Kerutis and wife, Heather Kerutis

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Keith and wife, Amy T. Keith

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northern half of Lot No. 3 in S. F. Morrow's and C.D. Morrow's Subdivision of Lots Nos. 38 and 39, and part of Lot No. 37 of Nathan McNary's Subdivision, of record in Book 283, page 91, Register's Office for Davidson County, Tennessee. Said part of Lot No. 3 is shown on the plat of record in Book 332, page 86, said Register's Office.

Said northern half of Lot No. 3 begins on the easterly margin of Granny White Pike, 191 1/2 feet southerly from the south side of Maringo Avenue; thence easterly and parallel with said Maringo Avenue, and being the northerly line of the property hereby conveyed and running easterly about 196 feet to a point; thence southerly 53 1/2 feet to a point; thence westerly about 200 feet to the easterly margin of the said Granny White Pike, thence with the easterly margin of the said Granny White Pike, 56 1/2 feet to the place of beginning.

Being the same property conveyed to Prescott J. Kerutis and Heather Kerutis, husband and wife, by deed from Bret Moore, unmarried appearing as Instrument No. 20060718-0086072, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1) 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee; 2) All matters appearing on the Plan of record as Book 332, page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as 3904 Granny White Pike, Nashville, TN 37204.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF June 4, 2008:

Prescott J. Kerutis

Heather Kerutis

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Prescott J. Kerutis and Heather Kerutis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 4th day of June, 2008.

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7-19-08

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 4th day of June, 2008.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 4th day of June, 2008.

My Commission Expires:_____

Notary Public

20081225R