WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/08 15:45 3 pgs
Fees:18.00 Taxes:916.49
20080627-0066772

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$247,700.00.**

Daphne M. Dair
Affiant

Subscribed and sworn to before me this 26 day of June, 2008

Notary Public
My Commission expires: 4/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Frank F. Bellar III	Guaranty Mortgage Services, LLC	147-05-0-099.00
303 Wauford Drive	5072 Bristol Industrial Way	
Nashville, TN 37211	Buford, GA 30518	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael J. Keener and Allison Hayes Keener, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Frank F. Bellar III and Sarah J. Kelly**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 99 on the plan of Caldwell Hall Subdivision, Section 1, Revised, of record in Book 4418, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 99 fronts 80 feet on the southerly side of Wauford Drive and runs back between lines measuring 158.4 feet on the easterly line and 160.3 feet on the westerly line, to a dead line in the rear, which is a broken line, measuring 80.0 feet thereon.

Being the same property conveyed to Michael J. Keener and Allison Hayes Keener, husband and wife, by deed from Ronald C. Jackson and Shirley Ford Jackson, husband and wife, on May 30, 0063, of record in Instrument Number 20060606-0067058, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 58, Register's Office Davidson County, Tennessee.

This is improved property known as: **303 Wauford Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 26, 2008.

Michael J. Keener

Allison Hayes Keener
Allison Hayes Keener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael J. Keener and Allison Hayes Keener, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 26, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Daphne M. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

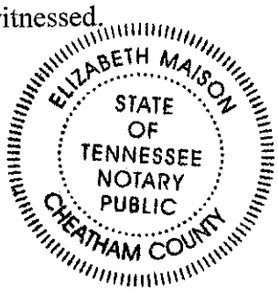
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4-15-2012



(Seal)