WARRANTY DEED

P-08-7794

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHEATHAM COUNTY NOTARY PUBLIC AT LARGE TENN. CAROL T. BAKER

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Thomas McKeon	First State Bank	
7794 Old Charlotte Pike (ADDRESS)	480 Oil Well Road Second Floor (NAME)	113-00-0 -
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Jackson, TN 38305 (ADDRESS) (CITY) (STATE) (ZIP)	022.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANK MCKEON AND WIFE KATHLEEN MCKEON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MATTHEW THOMAS MCKEON, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in the 8th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a starting point in the center of Old Charlotte Pike and the southeast corner of J.B. Stevens land and running northerly with J.B. Stevens line 210 feet to a point at J.B. Stevens northeast corner; thence eastward 210 feet to a point; thence southerly 210 feet to the center of Old Charlotte Pike then running westward with the center of Old Charlotte Pike 210 feet to the beginning containing one (1) acre of land.

Being the same property conveyed to Frank McKeon and wife Kathleen M. McKeon by Deed from Robert B. Young, Administrator of the Estate of John Harding Fisk of record in Instrument No. 20000131-0009826, in the Register's Office for Davidson County, Tennessee, dated January 27, 2000.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7794 Old Charlotte Pike, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 10/31/08 15:01 2 pgs
Fees:13.00 Taxes:338.55
20081031-0108880

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 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 my/our hand(s) this 24th day of October, 2008.

Frank McKeon

Kathleen McKeon

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank McKeon and Kathleen McKeon the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2008.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CHEATHAM COUNTY NOTARY PUBLIC AT LARGE TENN. CAROL T. BAKER

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800