File Box 24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Kenneth Keller
P.O. Box 74
Castalina Springs, TN 37031

SEND TAX BILL:
Kenneth Keller
P.O. Box 74
Castalina Springs, TN 37031

BILL GARRETT, Davidson County
Trans:T20090026581 DEEDWARR
Recvd: 04/22/09 13:49 3 pgs
Fees:18.00 Taxes:166.50
20090422-0036587

MAP AND PARCEL:

MAP	43
GROUP	07-0
PARCEL	23.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2009.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator to the Estate of Dorothy Mae Keller,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1544, has this day bargained and sold, and do hereby transfers and conveys unto **Kenneth Keller and wife, Deborah Keller**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 308 McArthur Drive, Madison, TN 37115 .

And now **Peggy D. Mathes, Administrator to the Estate of Dorothy Mae Keller,**. for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of their interest unto the said **Kenneth Keller and wife, Deborah Keller**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of April, 2009.

Estate of Dorothy Mae Keller
By: Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Dorothy Mae Keller,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1544 the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of April, 2009.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

EXHIBIT A

Being Lot Nos. 129 and 130, on the plan of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry Ford Keller and wife, Dorthey (typographical error) Mae Keller, a/k/a Dorothy Mae Keller, by deed from E. A. Sircy and Mintye Bell Sircy of record in Book 4414, page 863, Register's Office for Davidson County, Tennessee. Henry Ford Keller having predeceased Dorothy Mae Keller, vesting property in Dorothy Mae Keller as surviving spouse. Dorothy Mae Keller died 9/4/08, testate. Peggy D. Mathes having been appointed Administrator to the Estate of Dorothy Mae Keller pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1544. The court further ordered that the real estate should be brought into the estate and sold to provide probate assets for the payment of claims and costs of administration.

EXHIBIT B

Subject to taxes for the year 2009, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 1130, page 37, to water line easement as set out in Book 5510, page 246, said Register's Office Subject to the rights and claims of parties in possession. and to any and all leases not of public record.