(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00

Heather D Combs
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2009.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

MY COMMISSION EXPIRES:
(AFFIX SEAL)

P-AH-09-8559

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa G. Fuller	Same	
	(NAME)	
8559 Lewis Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-5012		15500020200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY A. KEETON AND WIFE, DIAHANN M. KEETON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA G. FULLER AND JEREMY SPILLMAN, UNMARRIED PERSONS, hereinafter called the Grantee(s), 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 of land in the Ninth Civil District of Davidson County, Tennessee, and on the East side of Lewis Road and being a part of a 12-acre tract conveyed to Eva Mae Larkin Sawyers from Mary E. Forehand, et al., as recorded in Book 1046, Page 688, of said County, and more fully described as follows:

Beginning at an iron pin in center of Lewis Road, the same being the Northwest corner of Tract No. 3 (Mrs. Eva Mae Larkin Sawyers); thence North 1 deg. 30 min. West 160.3 feet to an iron pin at east edge of Lewis road; thence North 20 deg. 45 min. West 167.5 feet to an iron pin in the center of Lewis Road, the northwest corner of original tract; thence leaving said Lewis Road, South 84 deg. 30 min. East 583.5 feet to an iron pin, the same being the northeast corner of a 12-acre tract; thence South 4 deg. 45 min. West 171.5 feet to an iron pin in the East line of a 12-acre tract; thence South 83 deg. 30 min. west 543.1 feet to the beginning and containing 3.25 acres, more or less.

Being the same property conveyed to ANTHONY A. KEETON AND WIFE, DIAHANN M. KEETON by deed from PAUL WOODS AND WIFE, LORRIE WOODS of record in Instrument 200301150006724 on 01/10/2003 and filed for record on 01/15/2003, Register's Office for DAVIDSON County.

This conveyance is subject to the 2009 property taxes, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 8559 LEWIS ROAD, NASHVILLE, Tennessee 37221-5012
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20090052921 DEEDWARR
Recvd: 08/04/09 15:01 2 pgs
Fees:13.00 Taxes:801.05
20090804-0073144

Witness my/our hand(s) this 31st day of July, 2009.

Anthony A. Keeton

Diahann M. Keeton

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 31st day of July, 2009, before me personally appeared Anthony A. Keeton and wife, Diahann M. Keeton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2009.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959