RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and Sworn to before me, this 31st day of July, 2009.

Notary Public

My commission expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090053036 DEEDWARR
Recvd: 08/05/09 08:50 2 pgs
Fees:13.00 Taxes:1036.00
20090805-0073248

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Zak Keiper 1113 Sparta Road Nashville, TN 37205	SAME	11502007400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David B. Reeder and Celia R. Ferrill and Eva R. Lawhorn,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Zak Keiper and wife Susan E. Keiper**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 152 on the Plan of Crest Meade, Section III, of record in Book 2331, page 150, Register's Office for said County.

Said lot fronts 140 feet on the south side of Sparta Road and runs back between lines, 349.1 feet on the west line and 345 feet on the east line to a dead line in the rear on which it measures 140.7 feet.

Being the same property conveyed to Cecil B. Reeder, Jr. and wife, Janelle O. Reeder by deed from O. Grant Bennett and wife, Venetta F. Bennett of record in Book 3252, page 163 Register's Office for Davidson County, Tennessee. The said Janelle O. Reeder having died 12/6/01 and Cecil B. Reeder, Jr. having since died 1/2/09 and his heirs at law being David B. Reeder, Celia R. Ferrill, Eva R. Lawhorn and Brenda R. Sloan pursuant to an Affidavit of Heirship of record in Instrument No. * and the Estate of Cecil B Reeder, Jr. probated in the 7th Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 09P-550; the said Brenda R. Sloan having since conveyed her interest in subject property to Celia R. Ferrill, Eva R. Lawhorn and David B. Reeder, in equal shares, by Quitclaim Deed dated March 9, 2009, of record in Instrument No. ** in the Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, Page 150, said Register's Office.

This is (x) improved ( ) unimproved property known as 1113 Sparta Road, Nashville, TN 37205.

* 20090805-0073246 ** 20090805-0073247

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 31st day of July, 2009.

David B. Reeder

David B. Reeder

Celia R. Ferrill

Celia R. Ferrill

Eva R. Lawhorn

Eva R. Lawhorn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **David B. Reeder, Celia R. Ferrill, and Eva R. Lawhorn** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2009.

Phyllis Keenan

Notary Public

My Commission Expires: 3-4-13

