WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Catherine Ragsdale
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/8/2013
(AFFIX SEAL)

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaeson T. Keown	New Owner	113
(NAME)	(NAME)	(MAP)
8047 Old Charlotte Pike	8047 Old Charlotte Pike	56
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Luke Keown, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jaeson T. Keown and spouse, Lisa H. Keown, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land located in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Charlotte Pike, Jones Crowell's northeast corner, red oak pointer; thence South 4 degrees West with said Crowell's east line, 28 poles to the northeast corner of the property conveyed to Alice Hulon, by deed from Arthur Lee William and wife of record in Book 2495, page 308, Register's Office for said County; thence with Hulon's eastern boundary line, South 4 degrees West 17 poles to a stone pile, white oak and persimmon pointers at the northeast corner of another tract of said Alice Hulon; thence South 80 degrees East 16 poles to a stake and hickory pointers; thence North 4 degrees East 47 poles to a point in the Charlotte Pike; thence with said Pike, South 88 degrees West 16 poles to the beginning.

Being the same property conveyed to Luke Keown by deed from Homecomings Financial Network, Inc., of record in Instrument No. 20010806-0084010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all casements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, know as: 8031 Old Charlotte Pike, Nashville, Tennessee 37209

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.

BILL GARRETT, Davidson County
Trans:T20090072209 DEEDWARR
Recvd: 10/23/09 10:56 2 pgs
Fees:13.00 Taxes:148.00

20091023-0098093

Witness my/our hand(s) this 20th day of October, 2009.

Luke Keown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Luke Keown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of October, 2009.

Notary Public

My Commission Expires: 7/8/2013

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY