THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090073918 DEEDWARR
Recvd: 10/30/09 11:16 2 pgs
Fees:13.00 Taxes:514.30
20091030-0100295

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***139,000.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 28th day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Lukus Keown
8053 Old Charlotte Pike
Nashville, Tennessee 37209

SEND TAX BILLS TO

Lukus Keown
110 Keyway Drive
Nashville, Tennessee 37205

MAP & PARCEL NOS.

MAP 113-00-0
PARCEL 164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand and 00/100 Dollars ($***139,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Arthur Wayne Price, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Lukus Keown and wife, Tamara Keown, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 5 and 6 on the Plan of Lillie L. Field Subdivision as of record in Book 520, page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Arthur Wayne Price and wife, Frances Alma Price, by Installment Deed (as to Lot No. 6) dated June 5, 1979, from Lillie L. Field of record in Book 5446, page 675, in the Register's Office for Davidson County, Tennessee , and by Warranty Deed (as to Lot No. 5) dated November 4, 1983, from Lillie L. Field, unmarried, of record in Book 6172, page 472, in said Register's Office; the said Arthur Wayne Price and Frances Alma Price having since divorced and Frances Alma Campbell Blackwell (aka Frances Alma Price) having since conveyed her interest in subject property to Arthur Wayne Price by Quitclaim Deed dated August 25, 2004, of record as Instrument No. 20040914-0110629 in said Register's Office.

This is improved property known as 8053 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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years; the current year taxes having been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Plan of Lillie L. Field Subdivision of record in Book 520, page 158, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of October, 2009.

Arthur Wayne Price

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 Arthur Wayne Price, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY