06/09/09 JRR/aw

This instrument prepared by:

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BILL GARRETT, Davidson County
Trans:T20090086212 DEEDWARR
Recvd: 12/22/09 15:09 3 pgs
Fees:17.00 Taxes:0.00
20091222-0116552

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **Kimberly Ann Keelor, 6538 Jocelyn Hollow Road, Nashville TN 37205**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No./Dist. **129 020 004.00**

WARRANTY DEED

For and in consideration of the sum of **SEVENTY NINE THOUSAND ($79,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt and adequacy of which is hereby acknowledged by the undersigned named Grantor, together with assumption by Grantee of the following, to-wit: (1) First Mortgage indebtedness as evidenced by Deed of Trust executed by the Parties hereto to secure an indebtedness payable to Union Planters Bank, N.A., now Regions Bank, and shown of record as Instrument No. **20040609-0068458**, Register's Office for **Davidson** County, Tennessee, and (2) Second Mortgage indebtedness as evidenced by Deed of Trust executed by the Parties hereto to secure an indebtedness payable to Regions Bank and shown of record as Instrument No. **20071008-0119818**, Register's Office for **Davidson** County, Tennessee, I, **ROBERT MARK SHAFER**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey to **KIMBERLY ANN KEELOR**, her heirs and assigns, hereinafter referred to as Grantee, **eighty (80%) percent of** my **one-half (1/2)** interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

It is intended by the Parties hereto that with this conveyance Grantee, **KIMBERLY ANN KEELOR**, shall own a **ninety (90%) percent** fee simple undivided interest and Grantor, **ROBERT MARK SHAFER**, shall own a **ten (10%) percent** fee simple undivided interest in the described Real Property as tenants in common.

This is **improved** real property located at and known as **6538 Jocelyn Hollow Road, Nashville, Davidson County, Tennessee 37205**.

TO HAVE AND TO HOLD said **eighty (80%) percent of** my **one-half (1/2)** interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **KIMBERLY ANN KEELOR**, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said interest in said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein. Grantor further covenants and binds himself/his heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

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 1st day of December 2009.

ROBERT MARK SHAFER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ROBERT MARK SHAFER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 01st day of December 2009.

Notary Public

My commission expires 01072013

JOHN R. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration KHC or value, whichever is greater, for this transfer, is $262,500.

Affiant

Subscribed and sworn to before me this 06th day of October 2009.

Notary Public

My commission expires 14 Jan 2013

ANN WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE GIBSON COUNTY

EXHIBIT A

6538 Jocelyn Hollow Road
Nashville, Davidson County,
Tennessee 37205.

(Map/Parcel No. **129 020 004.00**.)

Land in the County of **Davidson**, State of **Tennessee**, and described as follows:

Being Lot No. **787** on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book **2331**, pages **14** and **15**, Register's Office for said County.

Said Lot No. **787** fronts 158.9 feet on the northwesterly side of Jocelyn Hollow Road and runs back 250 feet on the northeasterly line and 272.3 feet on the southwesterly line, to a dead line on which it measures 140.3 feet thereon.

Being the same property conveyed to **ROBERT MARK SHAFER and spouse, KIMBERLY ANN KEELOR**, by Deed from **FREDERICK BARKER**, and shown of record as Instrument No. **20010719-0076841**, Register's Office for **Davidson** County, Tennessee.

The Parties, **ROBERT MARK SHAFER and spouse, KIMBERLY ANN KEELOR**, were divorced on the 13th day of May 2009, in the matter of **Kimberly Ann Keelor v. Robert Mark Shafer**, State of Tennessee, Twentieth Judicial District, Davidson County, Fourth Circuit Court, Case No. **09D-0155**, to which reference is hereby made.

THIS IS A CONVEYANCE OF APPRECIATED PROPERTY BETWEEN SPOUSES IN CONNECTION WITH A DIVORCE, IS NOT A SALE OR EXCHANGE OR OTHER DISPOSITION OF REAL PROPERTY AND IS NOT A TAXABLE EVENT.

THIS CONVEYANCE IS EXEMPT FROM PRIVILEGE AND/OR TRANSFER OR RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(3)(A).