BILL GARRETT, Davidson County
Trans:T20100002881 DEEDWARR
Recvd: 01/14/10 14:58 2 pgs
Fees:13.00 Taxes:562.40
20100114-0003658

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of January, 2010, by and between David A. Putt, married, party of the first part, and Cameron S. Keyes, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Located in Nashville, County of Davidson, State of Tennessee, to wit: Being the Easterly part of Lot No. 26 on the Map showing subdivision of the Waters Place on Maxey Lane, as shown on plat of record in Plat Book 332, Pages 136 and 137, in the Register's Office of Davidson County, Tennessee, described s follows:

Beginning at a point on the Northerly side of Oakhurst Avenue, the intersection with the Easterly margin of a 12-foot alley, the Southwest corner of the said lot; thence in a Northwesterly direction, with the Easterly margin of the said alley; 31 feet, more or less, to a point on the said alley 100 feet Westerly from the Easterly line of the said lot; thence Northerly and parallel with the Easterly line of the said lot, 125 feet, more or less, to another 12-foot alley; thence Easterly with the Southerly margin of said last mentioned alley, 100 feet to the Northeast corner of the said Lot No. 26, being the Northwest corner of Lot No. 27, on said plan; thence Southerly, with the line between said Lots No. 26 and 27, 150 feet to Oakhurst Avenue, thence Westerly, with the Northerly side of Oakhurst Avenue 77.9 feet to the beginning.

Being all or part of the same property conveyed to David A. Putt, by virtue of that certain Cash Deed dated September 4, 2009, at Instrument No. 20090910-0084802 in the Register's Office of Davidson County, Tennessee. **Seller warrants that this property has been used for investment purposes only.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David A. Putt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, David A. Putt, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of January, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Cameron Keyes

1409 Oakhurst Drive
Nashville, TN 37216

Tax Parcel No 07207029800

Property Address: 1409 Oakhurst Drive
Nashville, TN 37216

MAIL TAX BILLS TO: Bank of America Home Loans

4500 Amon Carter Blvd
Fort Worth, TX 76128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $152,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of January, 2010.

Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011