Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

BILL GARRETT, Davidson County
Trans:T20100032867 DEEDWARR
Recvd: 06/01/10 14:29 2 pgs
Fees:13.00 Taxes:721.50
20100601-0041961

#802

|ADDRESS NEW OWNER:| |SEND TAX BILLS TO:| |MAP-PARCEL NO.|
Tonya Michele Cheatwood	F & M Bank	Map: 094-01-0-
600 S 13th Street	P.O. Box 451	Parcel: 085.00
Nashville, TN 37206	Clarksville, TN 37041	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kelley Construction, II, L.L.C., a Tennessee limited liability company,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Tonya Michele Cheatwood, unmarried,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lots 54 and 67, Payne, Blakemore & Cummings Addition to Nashville of record in Instrument No. 20090730-0071246, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Kelley Construction, II., L.L.C., a Tennessee limited liability company by warranty deed dated April 16th, 2009 from Jeanne Ellen Graham, married of record in Instrument No. 20090421-0035865, said Register's Office

This conveyance is subject to the following:

1. **2010 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing on the Plan of record in Plat Instrument No. 20090730-0071246, said Register's Office.**

This is improved properties commonly known as **600 S. 13th Street, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $195,000.00.

Tonya Heatwood
Affiant

Subscribed and sworn to before me this 28th day of May, 2010.

Judy Painter-Rose
Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of May, 2010.

Kelley Construction, II, L.L.C.

By: _____
Kenneth A. Kelley, Chief Manager

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth A. Kelley,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Chief Manager**, of the within named **L.L.C.**, and that **HE** as such **Chief Manager** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **L.L.C.** by **himself** as **Chief Manager**.

WITNESS my hand and official seal at Nolensville, Tennessee, this 28th day of May, 2010.

Judy Painter-Rose
Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011