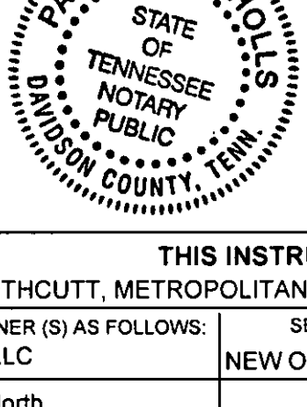
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
KEA Properties, LLC	NEW OWNER	Parcel ID:
1613A 7th AVe. North		08111021800
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

The Estate of Tabitha Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
KEA Properties, LLC
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:

Land in Davidson County, Tennessee, being the North part of Lot No. 359 on the map of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot 359 fronts 50 feet on the east side of 17th Avenue North, and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Joseph G. Williams and wife, Tabitha C. Williams by deed from Horace R. Roberson and wife, Evelyn F. Roberson, of record in Book 5124, Page 65, dated March 14, 1977, Register's Office for said County. The said Joseph G. Williams having predeceased Tabitha C. Williams. The said Tabitha C. Williams is now deceased. The Grantors herein execute this instrument as Heirs of the Estate of Tabitha C. Williams.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 41, said Register's Office.

Power of Attorney of record in Instrument 20100901-0069426, Instrument 20100901-0069427, and Instrument 20100901-0069428, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1738 17th Ave. North, Nashville, TN 37208

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:T20100054645 DEEDWARR
Recvd: 09/01/10 10:26 2 pgs
Fees:13.00 Taxes:68.45
20100901-0069429

Witness my hand this 31st day of August, 2010.

The Estate of Tabitha Williams
BY:

Mildred B. Wray, Heir by John D. Kitch her
Attorney in Fact

Terry Collier, II, Heir by John D. Kitch his
Attorney in Fact

Deborah Collier, Heir by John D. Kitch her
Attorney in Fact

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, John D. Kitch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Mildred B. Wray, Terry Collier, II, and Deborah Collier, Heirs of The Estate of Tabitha Williams as his/her/their Attorney in Fact as the free act and deed of the within named Mildred B. Wray, Terry Collier, II and Deborah Collier, Heirs of The Estate of Tabitha Williams.
Witness my hand and official seal at Nashville, Tennessee the 30th day of August, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.