PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100070717 DEEDWARR
Recvd: 11/08/10 10:51 2 pgs
Fees:13.00 Taxes:732.60
20101108-0089349

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50654
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott Michael Keith 7137 Riverfront Drive Nashville, Tennessee 37221	SAME BAC Home Loans, LP P.O. Box 650070 Dallas, TX 75265-0070

TAX MAP-PARCEL NUMBERS: 126160A37200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Greer and wife, Stephanie Greer**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Scott Michael Keith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Riverwalk, Phase 3A of record in Doc. No. 20041020-0126317, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Eric Greer and wife, Stephanie Greer, by Warranty Deed from The Craig Company, a Tennessee corporation, dated April 29, 2005 and recorded on May 9, 2005, of record in Doc. No. 20050509-0051754 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20041020-0126317, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20011105-0121083, Doc. No. 20020424-0050565, Doc. No. 20040430-0049313, Doc. No. 20061103-0136691 and Doc. No. 20061214-0154502 said Register's Office, which set forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Landscape Agreement of record in Doc. No. 20010919-0101280, Stormwater Detention Agreement of record in Doc. No. 20040826-0103240, Declaration of road and utility access easements of record in Doc. No. 20010706-0072536, all in said Register's Office.

This is improved property, known as: 7137 Riverfront Drive, Nashville, Tennessee 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2010.

Eric Greer

Stephanie Greer

State of TENNESSEE
County of DAVIDSON

On this 29th day of October, 2010 , before me the undersigned authority, personally appeared Eric Greer Stephanie Greer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Sworn and subscribed before me this the 29th day of October, 2010

My Commission Expires: DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

Notary Public