Return To: Clarity Title, LLC 613 Gaylemore Drive 10-0345
615-448-6494 Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29817-10-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. David M Wilds Affiant Subscribed and sworn to before me this 10th day of November, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Dyrk M. Keyser, Jane E. Keyser 10 Peach Blossom Square Nashville, TN 37205	**Send Tax Bills To:** Dyrk & Jane Keyser 10 Peach Blossom Sq Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 104 130 24800

My Commission Expires MAY 8, 2012

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David M. Wilds, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jane E.*and Dyrk M. Keyser ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Keyser

This is improved property located at 10 Peach Blossom Square, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lucinda Beveridge Wilds joins in the execution of this instrument to convey any marital interest she may have in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of November, 2010.

David M Wilds
David M. Wilds

Lucinda Beveridge Wilds
Lucinda Beveridge Wilds

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David M. Wilds and Lucinda Beveridge Wilds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100072690 DEEDWARR
Recvd: 11/16/10 14:01 2 pgs
Fees:13.00 Taxes:2331.00

20101116-0091764

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Second Revision, Peach Blossom Square, as of record in Plat Book 4300, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Wilds by deed dated September 15, 2004, from Marguerite W. Sallee, unmarried, of record in Instrument No. 20040921-0113710, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2009, PAID. Map and Parcel No. 104 130 24800.
2. All matters appearing on the Plan of record as Plat Book 4300, page 18, Register's Office for Davidson County, Tennessee.