BILL GARRETT, Davidson County
Trans:T20110060472 DEEDQC
Recvd: 09/29/11 08:59 2 pgs
Fees:13.00 Taxes:251.23
20110929-0075346

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

QUITCLAIM DEED

Map & Parcel:
Map 43, Group 15, Parcel 260

FROM:
Homer William Keen and wife
Deborah Jean Keen,
244 Warrior Road
Madison, TN 37115

SEND TAX BILLS TO:
Larry Dale Thomas
244 Warrior Road
Madison, TN 37115

NEW OWNER:
Larry Dale Thomas
244 Warrior Road
Madison, TN 37115

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **HOMER WILLIAM KEEN, and wife, DEBORAH JEAN KEEN** hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **LARRY DALE THOMAS,** a single person, hereinafter referred to as the Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 130 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 130 fronts 60 feet on the southerly margin of Warrior Road and extends back 181.19 feet on the easterly line and 192.89 feet on the westerly line to a dead line in the rear measuring 40.33 feet thereon.

BEING the same property conveyed to Homer William Keen, and wife, Deborah Jean Keen by deed from Richard L. Keen, dated September 6, 2002, and filed for record as Instrument No. 20020910-0109518 Register's Office for Davidson County, Tennessee.

This is improved property known as 244 Warrior Road, Madison, Davidson County, Tennessee 37115.

Grantee agrees to assume and pay the indebtedness evidenced by a Deed of Trust filed for record as Instrument No. 200011270116122, Register's

Office for Davidson County, Tennessee, securing a promissory note in the original amount of $67,900.00 payable to Ernest A. Sircy, Jr.

This conveyance is subject to such limitations, restrictions, easements and encumbrances as of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 26 day of September, 2011.

x Homer William Keen
HOMER WILLIAM KEEN

x Deborah J. Keen
DEBORAH JEAN KEEN

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Homer William Keen, and wife, Deborah Jean Keen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 26th day of Sept., 2011.

Ronald B. Buchanan
NOTARY PUBLIC

My Comm. Expires: 08/20/14

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $67,900.00.

x Homer William Keen
AFFIANT

Sworn to and subscribed before me on this the 26th day of Sept., 2011.

Ronald B. Buchanan
NOTARY PUBLIC
My Comm. Expires: 08/20/14

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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