THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***1,375,000.00.

Affiant

Subscribed and sworn to before me this 31 day of October, 2012.

Notary Public

My Commission Expires: 07/08/13

ADDRESS OF NEW OWNER

Peter E. Keene
2401 Belmont Boulevard
Nashville, Tennessee 37212

SEND TAX BILLS TO

New owner

MAP & PARCEL NOS.

MAP 104-16-0
PARCEL 293.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Seventy Five Thousand and 00/100 Dollars ($***1,375,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Brian L. Cooper and Valerie L. Cooper, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Peter E. Keene and Erin A. Keene, husband and wife, (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:

BEING the northerly part of Lot No. 176 on the Plan of Belmont Land Company's Property, called "Belmont Heights", as of record in Book 421, Page 34, said Register's Office, and described as follows:

BEGINNING at a point on the westerly margin of Belmont Boulevard, 212 feet southerly from the southwest corner of said Boulevard and Linden Avenue, said point being the southeast corner of Lot No. 175 on said plan; thence with the line between said Lots 175 and 176, westerly 175 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 87.5 feet to the northwest corner of a part of Lot No. 176, conveyed to Robert F. Jones, et ux, by deed from Maude R. Coles, of record in Book 2100, Page 381, said Register's Office; thence with the northerly boundary of said Jones Property, eastwardly 175 feet, more or less, to the westerly margin of said Boulevard, Jones northeast corner, thence with the westerly margin of said Boulevard, northwardly 105.4 feet to the beginning.

BEING the same property conveyed to Brian L. Cooper and spouse, Valerie L. Cooper, by Warranty Deed dated August 31, 1998, from Anderson A. Clark and spouse, Frances P. Clark, of record in Book 11098, page 814, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120083953 DEEDWARR
Recvd: 11/02/12 14:36 2 pgs
Fees:13.00 Taxes:5087.50
20121102-0101243

This is improved property known as 2401 Belmont Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Belmont Land Company's Property called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 31 day of October, 2012.

Brian L. Cooper

Valerie L. Cooper

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 Brian L. Cooper and Valerie L. Cooper, the bargainors, 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 and official seal this 31 day of October, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY