This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5263 PAGE 595

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert O. Lane	Home Federal Savings & Loan	MAP - 162-10
545 Roxanne Dr. (NAME: / STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. N. (NAME / STREET ADDRESS)	Parcel 117
Antioch Tn. (CITY / P. O. ZONE / STATE)	Nashville Tn. 37219 (CITY / ZONE / STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars,

cash in hand paid by Robert O. Lane and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Robert O. Lane has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $39,400.00, secured by deed of trust of record in Book 4988, page 536, Register's Office for Davidson County, Tennessee,

We, Michael H. Kelly and wife, Vicki A. Kelly

have this day bargained and sold, and do hereby transfer and convey unto the said Robert O. Lane

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Brookview Estates, Section II, as of record in Book 4460, page 163, Register's Office for said County.
Said Lot No. 117 fronts 70.46 feet on the south side of Roxanne Drive, and extends back 153.48 feet on the west line and 144.95 feet on the east line to a dead line measuring 92.50 feet thereon.

Being the same property conveyed to Michael H. Kelly and wife, Vicki A. Kelly by deed from Young K. Kim and wife, Hyun Kyung Kim, of record in Book 5038, page 92, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage along the rear line of premises and a 2.5 x 25-foot utility easement located at the northeast corner, 30-foot building set-back line from Roxanne Drive, and conditions of Owner's Certificate of record in Book 4460, page 163, Register's Office for said County; and restrictive covenants of record in Book 4689, page 561, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 147,258.57

Subscribed and sworn to before me, this the 17th day of March 19 78

Affiant Robert O. Lane

My commission expires: 8/12/81 (Affix Seal)

Notary Public Doris E. Rogers

This is unimproved ( ) improved (X) property, known as 545 Roxanne (House Number) Antioch (Street) P. O. Address: Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert O. Lane,

his (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for 1978 taxes which are assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert O. Lane,

his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 17th day of March, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael H. Kelly

Vicki A. Kelly

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Michael H. Kelly and wife, Vicki A. Kelly

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, *Tennessee this* 17th *day of* March, *19*78

Doris E. Moran *Notary Public*

Commission expires 8/10/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

20[illegible]	CONV	47,268.57			
20[illegible] S'TAX			B*	122.98	
20[illegible] PRFEE			B*	.50	
20[illegible]	W'DEED		B*	4.00	* 127.48

B-23472

WARRANTY DEED

FROM Michael H. Kelly et ux

TO Robert O. Lane

E 55304

IDENTIFICATION REFERENCE

MAR 20 8 12 AM '78

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238