Send Tax Bills To:
Gary Lee Kelley
4729 Miner's Cove
Antioch, TN 37013

This Instrument Prepared By:

James W. Parnell
Attorney at Law
347-B Main Street
Franklin, TN 37064
(615) 794-1333

Mail

Field Book No. 9D-66248
Map and Parcel No. 142-2-265

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WARRANTY DEED WITH EXPRESS ASSUMPTION

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption by the Grantee of a certain Promissory note payable to Williamson County Bank, with a principle balance due and owing in the original amount of Six thousand and 00/100 Dollars ($6,000.00), the amount to be assumed is Six thousand, one hundred, thirty-one and 68/100 Dollars ($6,131.68), as secured by a Deed of Trust executed by Edward D. Roberts and wife, Barbara T. Roberts, recorded in Deed Book 5895, page 102, in the Register's Office of Davidson County, Tennessee, we, Edward D. Roberts and wife, Barbara T. Roberts, have this day bargained and sold and by these presents do hereby transfer and convey unto Gary Lee Kelley, a single person, his heirs, successors, and assigns, the following described real estate, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 295 on the plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County.
>
> SAID Lot No. 295 fronts 100.0 feet on the westerly margin of Saddle Drive and extends back 191.3 feet on the northerly line and 212.5 feet on the southerly line to a dead line in the rear, measuring 102.24 feet thereon.
>
> Being the same property conveyed to Edward D. Roberts and wife, Barbara T. Roberts by deed from Alvin W. Terrell Enterprises, a partnership composed of Alvin W. Terrell and Gladys B. Terrell, of record in Book 5693, page 500 as corrected in Book 5708, page 790, both in said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said Gary Lee Kelley, a single person, his heirs, successors, and assigns forever.

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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 it is unencumbered except:

1) The 1983 property taxes which will be prorated and paid by the Grantee, in full, when due.

2) Restrictive covenants contained in instruments of record in Book 4643, page 946, Book 5057, page 885 and Book 5440, page 138, all in said Register's Office.

3) The Plan of record in Book 4460, page 108, said Register's Office, shows a 40-foot minimum building setback line from Saddle Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 25 foot uitility anchor easement located on the southeasterly front corner of said lot. And a 10-foot easement for sewer purposes across the rear portion of said lot with an 8-inch sewer line and manhole lying therein.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to the said Gary Lee Kelley, a single person, his heirs, successors and assigns against the lawful claims of all persons.

WITNESS our hands at Franklin, Tennessee this the 13th day of May, 1983.

Edward D. Roberts
EDWARD D. ROBERTS

Barbara T. Roberts
BARBARA T. ROBERTS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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Personally appeared before me, Orion Marie Lax a Notary Public in and for said County and State, Edward D. Roberts and wife, Barbara T. Roberts, with whom I am personally acquainted, and who acknowledged upon their oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 12th day of May, 1983.

Orion Shirley Lax
NOTARY PUBLIC

My Commission Expires: July 24, 1984

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is Eleven thousand, five hundred, and 00/100 Dollars ($11,500.00).

Barbara T. Roberts
AFFIANT

Subscribed and sworn to before me this the 13th day of May, 1983.

Orion Shirley Lax
NOTARY PUBLIC

My Commission Expires: July 24 1984

SEND TAX BILLS TO:

Mary Jo Kelley
4781 Nancy's Cove
Antioch, TN 37013

IDENTIF. REFERENCE

MAY 18 10 03 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 488426

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	11500.00-	CO
	25.50	CO TX
	.50	PRFEE
	9.00	WDEED
	CHECK	39.40-
8256A05/13/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8426

IDENTIF. REFERENCE

MAY 18 10 83 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949722