THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
MADISON, TN 37115

BOOK 6115 PAGE 529

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Kelley et al	Same	150.
(NAME)	(NAME)	Map 18
218 Cumberland Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P. 45
Madison, TN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

we, WILLIAM D. PATTON AND JUANITA HOWELL, AS EXECUTRIX FOR THE ESTATE OF BILLY H. HOWELL hereinafter referred to as Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* JOHN D. KELLEY AND JANE KELLEY AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.

(The Grantees, their heirs, successors and assigns, agree to restrictive covenants 1.) any improvements will have a minimum of 1200 sq. feet of living area (single family and 2.) no mobile homes, house trailers or basement homes or unfinished houses-temporary or permanent)

BEING the same property conveyed to William D. Patton and Billy H. Howell, of record in deed book 5121, page 778, Register's Office for Davidson County, Tennessee. The said Billy H. Howell, now deceased, with Juanita Howell, Executrix, having full authority and power to convey his interest, per his Last Will and Testament.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 30th day of June 19 83

My commission expires: 4-21-85 (Affix Seal)

x Affiant

Notary Public

unimproved ~~XX~~
This is improved ( ) property, known as Tract VI - 8.39 Acres +-, Goodlettsville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* June, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

x William D Patton — Marie Patton
William D. Patton

x Juanita Howell
Juanita Howell, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned William D. Patton and Juanita Howell a Notary Public in and for said County and State, ...

.....

.....

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

Witness my hand and official seal at Madison Tennessee, this 30th day of June, 19 83

Commission expires 4-21-85 ..... Notary Public

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 .....

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Bruce Rainey & Associates
LAND SURVEYORS
P. O. BOX 1130
HENDERSONVILLE, TENNESSEE 37075
PHONE: 615-822-0012

EXHIBIT "A"
LEGAL DESCRIPTION
TRACT 6

BOOK 6115 PAGE 531

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 31, 1983 and known as Job No. 83-147 as follows:

Beginning at an iron pin set on the Southerly margin of Hitt Lane, said point of beginning being the Northwest corner of this tarct and also being 392.70' from the Northeast corner of the Jere Farley land of record in Deed Book 5301, page 646, R.O.D.C.,Tn.; thence with the margin of the said Hitt Lane 25' from the centerline, N51°23'04"E 160.04' to a point; thence N54°05'41"E 93.70' to a point; thence N46°14'53"E 33.90' to a point; thence N19°27'34"E 74.19' to an iron pin; thence leaving the margin of the said Hitt Lane N61°06'24"E 32.18' to an iron pin; thence S27°01'48"E 150.51' to an iron pin in a fence line; thence S25°54'48"E 99.30' to an iron pin; thence S24°28'33"E 395.13' to an iron pin in the said fence; thence S25°28'12"E 104.91' to an iron pin; thence S24°11'00"E 112.71' to a point in the fence; thence continuing with the fence S25°29'30"E 384.70' to an iron pin at a fence corner; thence N82°49'04"W 372.56' to an iron pin; thence N28°20'55"W 928.83' to the point of beginning, containing 8.39 acres more or less.

Being a portion of the same property conveyed to William D. Patton et al by deed of record in Deed Book 5121, page 778, Register's Office of Davidson County, Tennessee.

Property is subject to a 20' private water line easement along the northerly boundary line, the easterly boundary line and along the southerly boundary line, and is also subject to a private water line easement for Jere Farley running through the property.

H 6 6 9 3 5

IDENTIF. REFERENCE

AUG 12 3 55 PM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

08/12 43.30- CHECK

9581

OFFICIAL RECEIPT

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

BOOK 6115 PAGE 532

RECEIVED OF_____

FOR_____

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

13000.00- CO
33.80 CO TX
.50 PRFEE
9.00 WDEED
CHECK 43.30-
9581A08/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 9 3 5

IDENTIF. REFERENCE

AUG 12 3 55 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 971110