THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6222 PAGE 438

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Juanita K. Preston 300 Berkley Drive Madison, TN 37115	Same	Map 173 Parcel 71

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JEWEL MUNDY KELLY, a widow, hereinafter referred to as the "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto the said JUANITA KELLY PRESTON, hereinafter called the "GRANTEE," her heirs and assigns, but subject to a life estate reserved to JEWEL MUNDY KELLY and WILLIAM N. KELLY, or the survivor of them, for and during their respective natural lifetimes, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Tract No. II on the Plan of Marshall T. Polk's Subdivision of the Patterson lands, as of record in Book 421, page 146, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, surveyor, October 21, 1958, as follows:

BEGINNING on the northerly margin of Hill Chapel Road at the southwest corner of the property conveyed to Leonard S. Mundy and wife, by deed from W. A. Hodges and wife, as of record in Book 2495, page 496, said Register's Office; thence with the westerly line of said Mundy property, N 12 deg. W 210 feet to Mundy's northwest corner; thence S 76 deg. W 212.7 feet; thence S 15 deg. 30' E 210 feet to the northerly margin of Hill Chapel Road; thence with said road, N 76 deg. E 200 feet to the beginning, containing .99 of an acre, more or less.

BEING the same property conveyed to Jewel Mundy Kelly, a widow, by deed from William N. Kelly and Juanita Kelly Preston, of record in Book 6199, page 396, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a life estate reserved in or conveyed to Jewel Mundy Kelly and William N. Kelly, or the survivor of them, for and during their respective natural lifetimes.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. BOOK 6222 PAGE 439

And I, the GRANTOR, do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as appears of record.

And I, the GRANTOR, do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 26th day of January, 1984.

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T. IDENTIF. REFERENCE

RECEIVED FOR RECORD DAVIDSON COUNTY, TN. JAN 30 9 33 AM '84

RUSH

Jewel Mundy Kelly
JEWEL MUNDY KELLY

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 JEWEL MUNDY KELLY, a widow, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 26th day of January, 1984.

NOTARY PUBLIC

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Juanita K Preston
AFFIANT

Sworn to and subscribed before me, this the 26th day of January, 1984.

NOTARY PUBLIC

My Commission Expires: 1-20-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6222 PAGE 440

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

10000.00- CAMT.
26.00 MSTAX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
9578A01/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

Jan 30 9 33 AM '84

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No. 9898