WARRANTY DEED

BOOK 6494 PAGE 169

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Smith

The actual consideration or value, whichever is greater for this transfer is $52,000.

David L. Kelley
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF February 1985

James K. Woodard
Notary Public

My Commission Expires: 10-15-85

1835488

IDENTIF. REFERENCE

FEB 19 8 09 AM '85

DAVIDSON COUNTY, TN

RECD

ADDRESS NEW OWNER:

Mr. & Mrs. David L. Kelley

905 East Old Hickory Blvd.

Madison, TN 37115

SEND TAX BILLS TO:

Same

MAP-PARCEL NO.

43-11 Parcels 139 140 & 141 pt.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **M. O. BAKER and wife, DOLLIE MAE BAKER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **DAVID L. KELLEY and wife, LINDA KELLEY and GARY W. STEWART and wife, JANENE D. STEWART** 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 Lots Nos. 10, 11 and 12 on the Plan of the re-subdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record - Lots Nos. 10 and 11 being shown on and described together from said unrecorded plan as follows: BEGINNING at a point on the westerly margin of Myatt Drive at a point 582 feet, more or less, north of the northerly margin of Old Hickory Boulevard, being the corner of lots Nos. 9 and 10; thence with said Drive, northwardly 100 feet to the corner of Lots Nos. 11 and 12; thence with the line between said Lots Nos. 11 and 12, westwardly 150 feet to the common corner of lots Nos. 11, 12, 89 and 90; thence with the line between said Lots Nos. 10, 11, 90 and 91 southwardly 100 feet to the common corner of Lots Nos. 9, 10, 91 and 92; thence with the line between said Lots Nos. 9 and 10, eastwardly 150 feet to the beginning.

BEING the same property conveyed to M. O. BAKER and wife, DOLLIE MAE BAKER by Deed from NEYMAN W. MYATT and wife, LOTTIE MYATT of record in Book 1633, Page 585, Register's Office for Davidson County, TN.

Lot No. 12 is described as follows: BEING Lot No. 12 of an unrecorded plan in Block I of a recorded Plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

LOT No. 12 being shown on and described from the unrecorded Plan as follows: BEGINNING at a point on the Westerly margin of Myatt Drive at a point 682 feet, more or less, North of the northerly margin of Old Hickory Boulevard, being the corner of lots Nos. 11 and 12; thence with said drive Northwardly 50 feet to the corner of Lots 12 and 13; thence with the line between said lots Nos. 12 and 13 Westwardly 150 feet to the common corner of Lots Nos. 12, 13, 88 and 89; thence with the line between Lots Nos. 12 and 89 Southwardly 50 feet to the common corner of Lots Nos. 11, 12, 89 and 90; thence with the line between Lots 11 and 12 Eastwardly 150 feet to the beginning.

BEING the same property conveyed to M. O. BAKER and wife, DOLLIE MAE BAKER by Deed of record in Book 2965, Page 133, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTIONS, BUT EXPRESSLY EXCLUDED ARE THE FOLLOWING CONVEYANCES:

LAND in Davidson County, Tennessee, described as follows: A strip or parcel of land in the 10th Councilmanic District of Metropolitan Government of Nashville & Davidson County, TN, being parts of Lots 11 and 12 on the Plan of Section I, Anderson Estates, unrecorded.

Said strip or parcel of land fronts 100 feet on the old West margin of Myatt Drive and extends back between parallel lines 10 feet to points on the new relocated West margin of Myatt Drive on which it measures 100 feet thereon and containing 1,000 square feet.

BEING the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TN, ITS REPRESENTATIVES by Deed from M. O. BAKER and wife, DOLLIE MAE BAKER of record in Book 4355, Page 963, said Register's Office.

LAND in Davidson County, Tennessee, described as follows: A strip or parcel of land in the 10th Councilmanic District of Metropolitan Government of Nashville and Davidson County, TN., being part of Lot No. 10 on the unrecorded subdivision of Section I, Anderson Estates.

Said strip or parcel of land fronts 50 feet on the old West margin of Myatt Drive and extends back between parallel lines 10 feet to points on the new relocated West margin of Myatt Drive on which it measures 50 feet thereon and containing 500 square feet.

BEING the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TN., ITS REPRESENTATIVES by Deed from M. O. BAKER and wife, DOLLIE MAE BAKER of record in Book 4355, Page 959, said Register's Office.

This is (improved/unimproved) property known as _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands, this _____ day of February, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

M. O. Baker
M. O. BAKER

Dollie Mae Baker
DOLLIE MAE BAKER

STATE OF TENNESSEE
COUNTY OF Smith

PERSONALLY appeared before me, undersigned, a Notary Public in and for said County and State, the within named M. O. BAKER and wife, DOLLIE MAE BAKER, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Old Hickory~~ Carthage, Tennessee, this 18th day of February, 1985.

James D. Loop
NOTARY PUBLIC

My Commission Expires: 10-15-85

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

52000.00- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.70-
1710A02/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 5 4 8

IDENTIF. REFERENCE T

FEB 19 8 44 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 109082