THIS INSTRUMENT PREPARED BY:
HAYNES & ASSOCIATES
ATTORNEYS AT LAW
140 N. MAIN ST., GOODLETTSVILLE, TN 37072

WARRANTY DEED

STAD. OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David L KELLEY	same	43-11
(NAME)	(NAME)	
212 Scalf Drive		parcel 5 & 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 62845
Madison, TN 37115		11D 63849
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

EIGHTEEN THOUSAND ($18,000.00) *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 6557 PAGE 356

ELIZABETH E. MAYNARD, a single person,

have this day bargained and sold, and do hereby transfer and convey unto the said

DAVID L KELLEY , his *(successors), heirs and assigns,*

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

TRACT NO. 1: Being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being the northerly half of Lot No. 161, on the plan of the re-subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described as follows:

Beginning on the easterly margin of Scalf Drive at the corner of Lots Nos. 160 and 161, being 118 feet, more or less, south of the southerly margin of Roosevelt Avenue, thence with the line between said two lots, eastwardly 158 feet to the common corner of Lots Nos. 160, 161 and 120 and 121; thence with the line between Lots Nos. 161 and 120, southwardly 50 feet; thence westwardly 158 feet, more or less, to the easterly margin of Scalf Drive; thence with said Drive northwardly 50 feet to the beginning.

Being the same property conveyed to Robert Lee Maynard and wife, Elizabeth E. Maynard by deed from Joel Birdwell and wife, Josephine Birdwell as of record in Book 4638, page 130, said Register's Office, and to Elizabeth E. Maynard by quitclaim deed from Robert Lee Maynard as of record in Book 5668, page 196, Register's Office for Davidson County, Tennessee. (description continued on back)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 14 day of May 19 85

Affiant: +Elizabeth E. Maynard

My commission expires: 10/19/86 (Affix Seal)

Notary Public: Phil M Lamb

This is improved (X) unimproved ( ) property, known as 212 Scalf Drive, Madison, TN 37115 (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

DAVID L. KELLEY

his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* DAVID L KELLEY his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 14 *day of* May, 19 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+Elizabeth E. Maynard

ELIZABETH E. MAYNARD

CHECK

3345

BOOK 6557 PAGE 357

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ELIZABETH E. MAYNARD, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, Tennessee, *this* 14 *day of* May, *19*85.

John W. Anderson
Notary Public

Commission expires 10/19/86

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 .....

RUSH

FILED
DAVIDSON COUNTY, TN
REGISTER
MAY 14 11 04 AM 1985

IDENTIF. REFERENCE

9 2 0 6 0

This conveyance is made subject to easements for a TVA Power Line as referred to in the deed from John W. Anderson and wife, Howard William Taylor of record in Book 1248, page 591, and Restrictive Covenants in Book 1811, page 342, and Book 1248, page 591, said Register's Office

TRACT NO. 2: Being the south 50 feet of Lot No. 161 on the unrecorded re-subdivision of Lots 1 and 13 of the Anderson Estates, of record in Book 1130, page 37, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Scalf Drive at the common corner of Lots Nos. 161 and 162; thence with the line between said lots, easterly 159.7 feet to the common corner of Lots Nos. 118, 119, 161, and 162; thence with the line between Lots Nos. 161, and 119, northerly 50 feet to a point; thence westwardly 160.3 feet, more or less, to the easterly margin of Scalf Drive; thence with the margin of the same, southerly 50 feet to the beginning.

Being the same property conveyed to Robert Lee Maynard and wife, Elizabeth E. Maynard by deed from Joel Birdwell and wife, Josehpine Birdwell as of record in Book 4638, page 130, said Register's Office, and to Elizabeth E. Maynard by quitclaim deed from Robert Lee Maynard, as of record in Book 5668, page 196, Register's Office for Davidson County, Tennessee.

See also Easement of record in Book _____, page _____. R.O.D.C.

WARRANTY DEED
FROM
TO

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6557 PAGE 358

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
			18000.00- CAMT.	
			46.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	53.30-
8345A05/15/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J O 5 0 2 6

IDENTIF. REFERENCE

MAY 15 11 04 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135019