This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

BOOK 6626 PAGE 424

THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1985

Notary Public

MY COMMISSION EXPIRES:

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GARY W. STEWART, et ux | CITY MORTGAGE SERVICES, INC. | 43-11 |
| (NAME) | (NAME) | |
| 108B Myatt Dr. | 404 BNA Drive, Suite 201 | 139 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison Tn. 37115 | Nashville, Tn. 37217 | 11D 43410 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID L. KELLEY and wife, LINDA N. KELLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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 Lot No. 12 on the Plan of the Resubdivision of Lots No. 1 & 13 of the Anderson Estates, not of record, and further described as follows: Said Lot No. 12 fronts 50 feet on the westerly margin of Myatt Drive and runs back between parallel lines 150 feet to a line on the rear which measures 50 feet. INCLUDED in the above description but expressly EXCLUDED from this conveyance is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from M. O. Baker and wife, Dollie Mae Baker, of record in Book 4355, page 963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David L. Kelley and wife, Linda N. Kelley, by deed from Gary W. Stewart and wife, Janene D. Stewart, of record in Book 6567, page 19, Register's Office for Davidson County, Tennessee.

Grantees assume the obligation to pay the remaining balance of a note to City Mortgage Services, Inc., secured by a Deed of Trust of record in Book 6567, page 21, Register's Office for Davidson County, Tennessee.

CHECK ONE: This is unimproved ( ) improved (X) property, known as 108B Myatt Drive, Madison, Tn. 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 1st day of June, 19 85

DAVID L. KELLEY

LINDA N. KELLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Kelley and Linda N. Kelley

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

Witness my hand and official seal at Madison, Tennessee, this 1st day of June, 1985.

Commission Expires _____ Jennise K. Chism, Notary Public

STATE OF Tennessee
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19____.

My commission expires Commission Expires January 12, 1989

_____
Notary Public

2.7.2.5.4

IDENTIFICATION REFERENCE

AUG 8 4 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6626 PAGE 426

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

53500.00- CONT.
139.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.60-
5819A08/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27254

IDENTIFICATION REFERENCE

AUG 8 4 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161819

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