This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Field Book 9D-08415
Map and Parcel No. 127-12-24

Send Tax Statements To:
First Tennessee Bank, N.A.
P.O. Box 474
Memphis, TN 38101

Name/Address New Owner:
Theodore E. Kelly, et ux
1037 Hickory Hollow Road
Nashville, TN 37221

Name of Mortgagee:
First Tennessee Bank, N.A.
P.O. Box 474
Memphis, TN 38101

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHRISTOPHER ROBERT THEISS and wife, H. JOY THEISS, have bargained and sold and by these presents do transfer and convey unto THEODORE E. KELLY and wife, PATSY L. KELLY, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Bellevue Manor, as of record in Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 125.0 feet on the southwesterly side of Hickory Hollow Road and extends back 330.07 feet on the northwesterly line and 338.50 feet on the southeasterly line, to a dead line in the rear, measuring 125.30 feet thereon.

Being the same property conveyed to Christopher Robert Theiss and wife, H. Joy Theiss, by deed from Wayne Carpenter and wife, Bridget K. Carpenter, of record in Book 5429, page 828, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions: Plan of record in Book 3600, pages 32 and 33; Restrictive covenants of record in Book 3672, page 507, Register's Office of Davidson County, Tennessee, and all existing easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signature, this the 23rd day of December, 1986.

7.6.9.2.3.

IDENTIFICATION REFERENCE

Dec 29 3 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHRISTOPHER ROBERT THEISS

H. JOY THEISS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Brenda Tinkle Hale, a Notary Public in and for said County and State, the within named CHRISTOPHER ROBERT THEISS and wife, H. JOY THEISS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at Franklin, Tennessee, on this 23 day of December, 1986.

Brenda Tinkle Hale
Notary Public

My Commission Expires:
3/25/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $113,000.00.

Affiant

Sworn to and subscribed before me on this the 23rd day of December, 1986.

E. Diane Andrews
Notary Public

My Commission Expires:
5-27-90

T
B
H
3
F

M

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

RECEIVED OF _____

FOR _____

BOOK 7083 PAGE 108

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

[illegible]- CONT.
316.40 [illegible]
.50 [illegible]
2.00 [illegible]
[illegible] 30[illegible].90-
[illegible]/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76923

IDENTIFICATION REFERENCE

Dec 29 3 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27264