File #6609

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
229 Ward Circle, Suite C-12
Brentwood, Tennessee

BOOK 7494 PAGE 280

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTOPHER PRIDEMORE KELLY (NAME)	FIRST TENNESSEE BANK NATIONAL Association (NAME)	MAP 155-8A
6304 Sweetgum Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept 47 (STREET ADDRESS)	PARCEL 43
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (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, FAXON HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER PRIDEMORE KELLY and wife, VIRGINIA MENZIES KELLY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Phase 1 of Poplar Creek Estates, as of record in Plat Book 6250, page 647, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Faxon Homes, Inc. by deed from Leader Enterprises, Inc. of record in Book 7188, Page 7, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6474, page 346 amended in Book 6486, page 587; Book 5349, page 921, Book 6474, page 354, amended in Book 6486, page 588; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433, amended in Book 6987, page 966, and Book 7270, page 648; (4) Easements of record in Book 6613, page 533; (5) Storm water detention agreement of record in Book 6613, page 705; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 647, said Register's Office.

13846.

IDENTIFICATION REFERENCE

MAR 18 11 30 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN

unimproved (X)
This is improved ( ) property, known as 6304 Sweetgum Lane, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of March, 1988

FAXON HOMES, INC.
By: E.J. Daniels V-P Operations
E.J. DANIELS
Vice-President of Operations

0101 03CHECK

384.50

BOOK 7494 PAGE 281

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E.J. Daniels

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of/Operations of FAXON HOMES, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 11th day of March 19 88.

My commission expires 3-11-1991 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 88.

MY COMMISSION EXPIRES: 3-11-1991
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

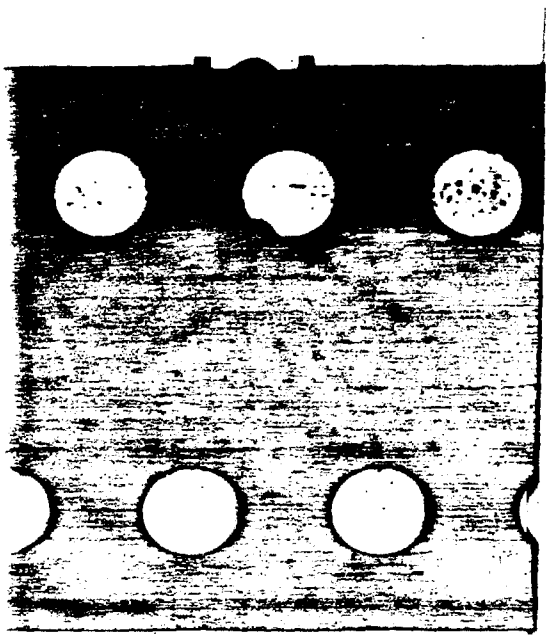
WARRANTY DEED

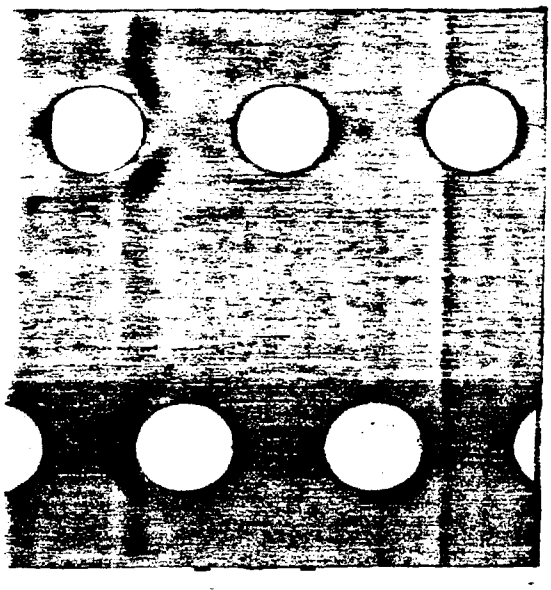
FROM
FAXON HOMES, INC.

TO
CHRISTOPHER PRIDEMORE KELLY
and wife, VIRGINIA MENZIES KELLY

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

[redacted] #223451 File #6609 [redacted]





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7494 PAGE 282

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	135000.00
CON TX	378.00
PRFEE	0.50
UNCED	6.00
TOTAL	384.50
CHECK	384.50

03/18/88 01 11:34 0001 7371

13846

IDENTIFICATION REFERENCE

MAR 18 11 30 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71972