BOK 41

WARRANTY DEED

BOOK 7559 PAGE 656

FROM: Edward E. March
and wife,
Beryl M. March, Grantors
TO: Howard N. Kesley
and wife,
Billie Jean Hicks
Kesley, Grantees

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers Tax Map 160-16 Parcel 34 Field Book Numbers
5908 Manor Place Brentwood, TN 37027	Same	6 DU 60528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thirty-Nine Thousand Dollars ($239,000).

Howard N. Kesley
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1 day of June, 1988.

Robert N. Buchanan, III
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-3-92

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thirty-Nine Thousand Dollars ($239,000), the receipt and sufficiency of which are hereby acknowledged, Edward E. March and wife, Beryl M. March, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Howard N. Kesley and wife, Billie Jean Hicks Kesley, Grantees, their heirs, successors, 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. 213 on the Plan of Heathstone, Phase 4, as of record in Book 5200, pages 547 and 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

IDENTIFI REFERENCE

JUN 1 4 01 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3571.0

Being the same property conveyed to Edward E. March and wife Beryl M. March by deed from Benchmark Construction, Inc., & Charles S. Wells, III, individually and as sole shareholder of record in Book 6957, page 654, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5908 Manor Place, Brentwood, Tennessee 37027.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which have been prorated and will be paid by Grantor.

2. The Plan of record in Book 5200, pages 547 and 548, Register's Office for Davidson County, Tennessee, shows an Owners Certificate, a 30 foot building setback line from Manor Place, 20 foot building setback line from the rear line of said lot, a 12.5 foot building setback line on the westerly line, a 10 foot building setback line on the easterly line of said lot, a 10 foot easement for public utilities and drainage purposes along the northerly and southerly lines of said lot, and a 12.5 foot easement for public utilities and drainage purposes along the westerly line of said lot.

3. Amendment to the Plan of record in Book 6552, page 422, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in instrument of record in Book 6140, page 81, Register's Office for Davidson County, Tennessee.

5. Survey made by R.L. Montoya, dated October 9, 1986, shows encroachment of concrete drive on 10 foot public utility easement along front line and an 12.5 foot public utility easement along west line, encroachment of portion of house and of air conditioner unit on 10 foot setback line from easterly line of lot, and encroachment of front portion of house and porch on 30 foot minimum building setback line from Manor Place. The Company assumes no liability as to matters arising therefrom.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and

unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 1 day of June, 1988.

Edward E. March
EDWARD E. MARCH

Beryl M. March
BERYL M. MARCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, EDWARD E. MARCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 1 day of June, 1988.

Robert N. Buchanan III
Notary Public

My Commission Expires: March 3, 1992

ROBERT N. BUCHANAN III NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N Buchanan III, a Notary Public of said County and State, BERYL M. MARCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

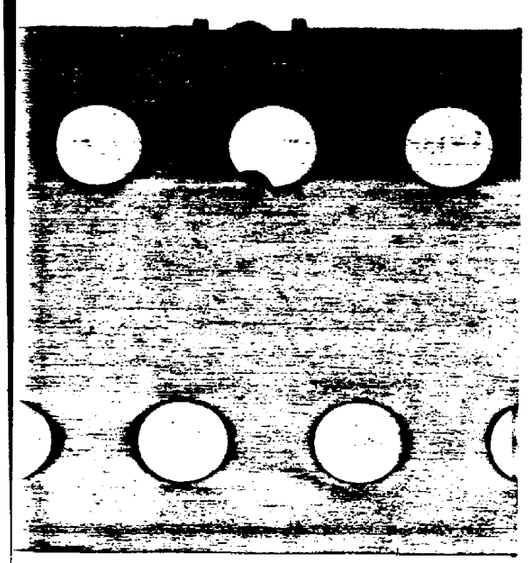
Witness my hand, at Office, this 1 day of June, 1988.

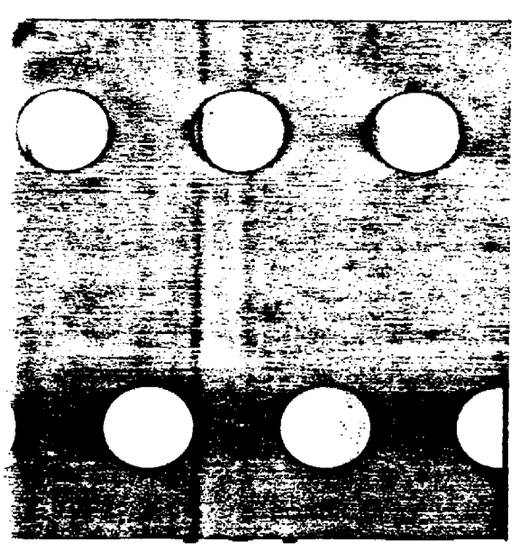
Robert N. Buchanan III
Notary Public

My Commission Expires: 3-3-92

ROBERT N. BUCHANAN III NOTARY PUBLIC STATE OF TENNESSEE

4755R/5-19-88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7559 PAGE 659

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

	CAMT
	239000.00
CON TX	669.20
PRFEE	0.50
WDEED	9.00
TOTAL	678.70
CHECK	678.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/88 01 16:03 0001 0413

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IDENTIFICATION REFERENCE

JUN 14 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97321