DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27500.00

Lynn Kelley
Affiant

BOOK 7765 PAGE 236

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 1989

Melinda McBroom
Notary Public

MY COMMISSION EXPIRES: 03-11-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mid-America Title Agency, 1100 Kermit Drive, Suite 201, Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills to:	MAP-PARCEL NUMBERS
Troy Kelley et ux	New Owner	Map 48
(NAME)	(NAME)	
Rt. 1, Vester Road		Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O 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, BILLY D. HENDRIXSON and wife, TERRY P. HENDRIXSON, heirs of TOM HENDRIXSON and wife, LOUISE WEBB HENDRIXSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO TROY KELLEY and wife, LYNN KELLEY (as to a one-half interest) and GERALD KELLEY and wife, JEAN KELLEY (as to a one-half interest)

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

06416

RECEIVED FOR RECORD
Feb 3 8 16 AM '89
HARRY W. BURNETT, REGISTER
DAVIDSON COUNTY, TENNESSEE

4135 02/03 0101 03CHECK 100.25

unimproved (X)
This is improved ( ) property, known as Route 1, Vester Road, Whites Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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. subject to easements and restrictions of public record.

Witness our hands this 2nd day of February, 1989

Billy D. Hendrixson
BILLY D. HENDRIXSON

Terry P. Hendrixson
TERRY P. HENDRIXSON

STATE OF TENNESSEE
Davidson County

BOOK 7765 PAGE 237

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY D. HENDRIXSON and wife, TERRY P. HENDRIXSON

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 official seal at Nashville, Tennessee, this 2nd day of February, 19 89

Melissa McBroom
Notary Public

Commission Expires 03-11-91

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

BILLY D. HENDRIXSON et ux

TERRY P. HENDRIXSON

TO

TROY KELLEY et ux LYNN KELLEY

and

GERALD KELLEY et ux JEAN KELLEY

MAT-N-1007

EXHIBIT "A"

Bet 5

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell & Morrison, Engineers, dated October, 1967, as follows:

Beginning at an iron pin it being the northeasterly corner of said Henry M. Vester tract; thence south 74 degrees 05' east with Vester's easterly boundary 884.5 feet to an iron pin; thence south 84 degrees 25' east with said boundary 189 feet to an iron pin in the center of Vester Road; thence south 1 degree 22' east with the center of Vester Road 237.4 feet to an iron pin; thence south 23 degrees 45' west with said line 191.5 feet to an iron pin; thence south 43 degrees 19' west with the center of Vester Road 450 feet to an iron pin; thence north 62 degrees 02' west 85.3 feet to an iron pin; thence north 87 degrees 39' west 73.5 feet to an iron pin; thence north 42 degrees 30' west 1034.4 feet to an iron pin on Vester's northerly boundary; thence north 70 degrees 50' east with said boundary 110 feet to an iron pin; thence north 27 degrees 15' east with the boundary 183 feet to the point of beginning, containing 15.54 acres being the same more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of land conveyed to Ricky Joe Durard and wife, Nancy Elaine Durard, by deed of record in Book 7398, page 846, Register's Office for Davidson County, Tennessee, described as follows:

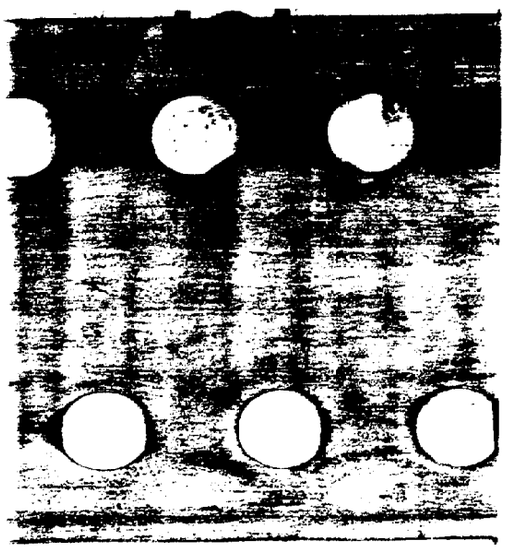
Land in the 13th Civil District of Davidson County, Tennessee and being Lot No. 1 on the Billy Hendrixson Property and being more particularly described according to the survey of M & K, Inc., Engineers-Planners & Surveyors, dated 8-19-87, as follows:

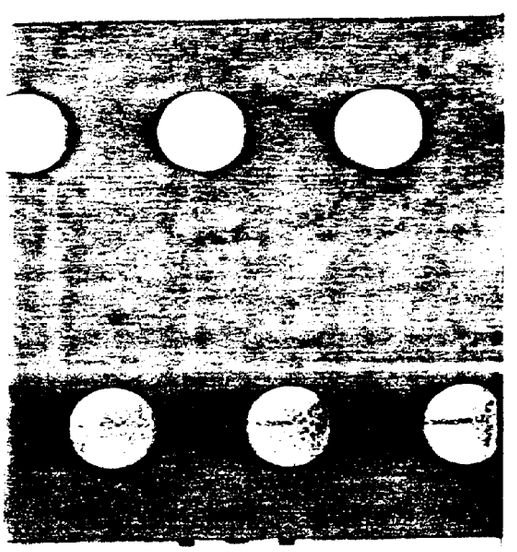
Beginning at a spike in the centerline of Vester Road, said point being the southwest corner of the property conveyed to Thomas H. Griggs by deed of record in Book 58, page 651, of the Register's Office for Davidson County, Tennessee; thence with the centerline of Vester Road South 3 degrees 08 minutes 37 seconds West, 237.4 feet to a spike; thence South 7 degrees 16 minutes 53 seconds West, 92.10 feet to a spike; thence, North 65 degrees 22 minutes 21 seconds West, 1120.69 feet to an iron pin; thence, North 35 degrees 02 minutes 47 seconds East, 141.50 feet to an iron pin; thence, along an existing fence, the following courses: South 67 degrees 58 minutes 02 seconds East, 109.90 feet; South 72 degrees 51 minutes 44 seconds East, 215.02 feet; South 75 degrees 53 minutes 26 seconds East, 16.86 feet; South 76 degrees 48 minutes 20 seconds East, 91.08 feet; South 73 degrees 18 minutes 12 seconds East, 233.67 feet; South 78 degrees 02 minutes 17 seconds East, 262.38 feet; South 82 degrees 56 minutes 42 seconds East, 43.30 feet; North 85 degrees 56 minutes 43 seconds East, 26.41 feet, to the point of beginning containing 5.08 acres, more or less.

Being a portion of the same property conveyed to Tom Hendrixson and wife Louise Webb Hendrixson by deed from Henry M. Vester, unmarried of record in Book 4183, page 719, Register's Office for Davidson County, Tennessee.

The property herein conveyed is also known as Lot 2 on the Billy Hendrixson Property as shown on survey of M & K, Inc., dated August 19, 1987, containing 9.66 acres, more or less.

Being a portion of the same property conveyed to Tom Hendrixson and wife Louise Webb Hendrixson by deed from Henry M. Vester, unmarried of record in Book 4183, page 719, Register's Office for Davidson County, Tennessee. The said Tom Hendrixson and wife Louise Webb Hendrixson having since died, Tom Hendrixson having predeceased Louise Webb Hendrixson, devising property to Billy Drexton Hendrixson by Will of Louise Webb Hendrixson, of record in Will Book 159, page 147, Probate Clerks Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **7765** PAGE **239**

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	27500.00
CON TX	90.75
PRFEE	0.50
WDEED	9.00
TOTAL	100.25
CHECK	100.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/03/89 01 08-18 0001 4135

06416

IDENTIFICATION REFERENCE

FEB 3 8 16 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 178641