Please Do Not Publish

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorney
2405 Crestmoor Road; P.O. Box 15015
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh)
(title no.:31703)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 755000.00

Charles E. Jones, Jr.
Affiant

Sworn and subscribed before me this 20th day of March, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Charles E. Jones, Jr.
603 Westview Avenue
Nashville, TN 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, TN 38101-2926

MAP-PARCEL NUMBERS
130-3-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael P. Kelly and spouse, Catherine M. Kelly,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles E. Jones, Jr., a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Davis Estates Section 6, of record in Book 4460, page 90, Register's Office for said County.

Said Lot No. 12 fronts 195.0 feet on the westerly margin of 324.8 feet on the northerly line and 324.6 feet on the southerly line to a dead line in the rear measuring 195.0 feet thereon.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Being the same premises conveyed to Michael P. Kelly by deed from Whitney Hunt Waugh and wife, Julia Ellen Waugh of record in book 7284, page 259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Michael P. Kelly by W. Lee Corbett as Attorney in Fact pursuant to a Power of Attorney and on behalf of Catherine M. Kelly by Hannah R. Insani as Attorney in Fact pursuant to a Power of Attorney, both as being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This conveyance is subject to the following:

1. Taxes for 1992 and subsequent years.
2. Restrictions of record in Book 4603, page 389 and Book 6365, page 142, said Register's Office.
3. Matters shown on the plan of of record in Book 4460, page 90, said Register's Office.
4. Easement to South Central Bell of record in Book 4603, page 385, said Register's Office.

95320

IDENTIFICATION REFERENCE

MAR 24 4 10 PM '92

[illegible] WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as: 603 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 1992.

Michael P. Kelly By: W. Lee Corbett atty-in-fact

Michael P. Kelly, By: W. Lee Corbett, Atty-In-Fact

Catherine M. Kelly By: Hannah R. Insani Atty-in-Fact

Catherine M. Kelly, By: Hannah R. Insani, Atty-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. Lee Corbett and Hannah R. Insani**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael P. Kelly and Catherine M. Kelly, respectively**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael P. Kelly and Catherine M. Kelly

TO: Charles E. Jones, Jr.

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

W. Lee Corbett

W. Lee Corbett, Affiant

Hannah R. Insani

Hannah R. Insani, Affiant

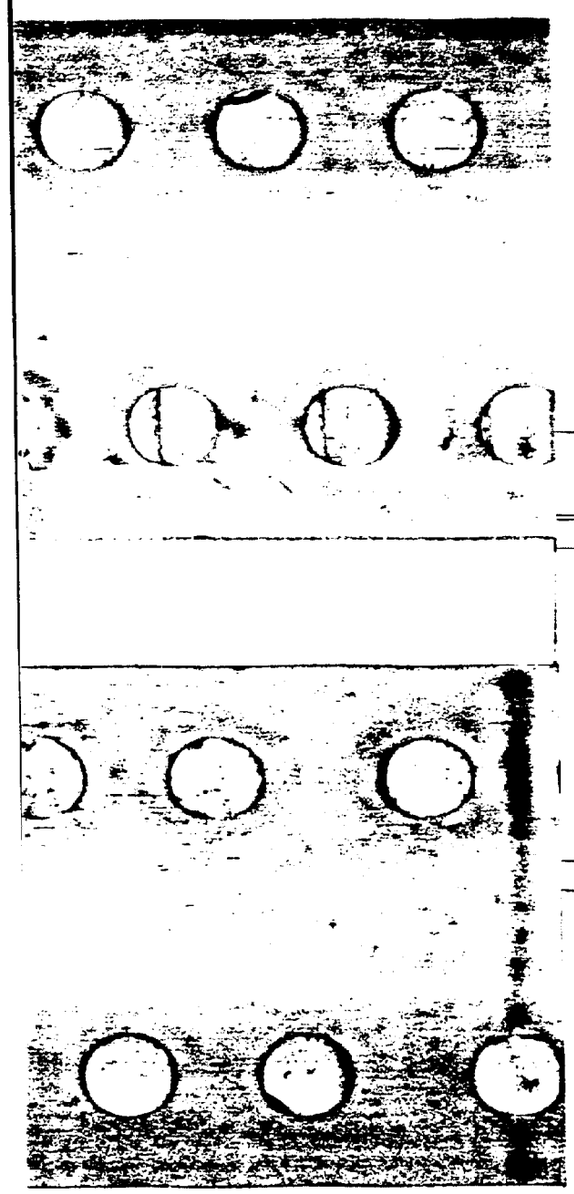
Sworn to and subscribed before me this
20th day of March, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

7940 03/24 0101 03CHECK 2800.50



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

RECEIVED OF _____

FOR _____

BOOK 8582 PAGE 663

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
				CAMT
				755000.00
				CON TX 2793.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 2800.50
				CHECK 2800.50
03/24/92	01			16:09 0001 9840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.3 2 0.

IDENTIFICATION REFERENCE

MAR 24 4 10 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514232