MAIL TAX NOTICES TO: First City Bank
P.O. Box 2400
Murfreesboro, TN 37133-2400

Map: 131-3

Parcel: 80

NAME & ADDRESS OF NEW OWNER(S): M/M Timothy S. Kelley
4108 Oriole Place
Nashville, TN 37215

BOOK 8814 PAGE 947

STATE OF TENNESSEE }
ss:
DAVIDSON COUNTY }

This Instrument Prepared from Information Provided by the Parties By:
W. KENT COLEMAN, Attorney-at-Law
Murfreesboro, Tennessee (ldv)

WARRANTY DEED:

FOR AND IN CONSIDERATION of the sum of EIGHTY-EIGHT THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS ($88,500.00), cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, **ROBERT A. BURTON**, by and through my lawful attorney-in-fact, GLORIA BURTON HOOD, have this day bargained and sold and do hereby transfer and convey unto **TIMOTHY S. KELLEY** and wife, **JENNIFER S. KELLEY**, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> BEING **LOT NO. 21** on the Plan of **BIRDHAVEN**, as of record in Book 1130, Page 30, Register's Office for said County. Said Lot No. 21 fronts 75 feet on the easterly side of Oriole Place and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Robert A. Burton and wife, Mary H. Burton, by deed from Thomas H. King, of record in Book 5539, page 556, Register's Office of Davidson County, Tennessee. The said Mary H. Burton predeceased her husband leaving him the surviving tenant by the entirety.
>
> This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 1992 Davidson County real property taxes, which taxes are being prorated between the parties hereto.

7.4097.

IDENTIFICATION REFERENCE

DEC 16 9 50 AM '92

FELIX Z. WILSON TT REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

2169 12/16 0101 03CHECK 336-4

The undersigned further covenants and binds himself, his heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the hereinabove described real estate will be given to the grantees on or before two (2) days from date hereof.

WITNESS THE HANDS OF THE UNDERSIGNED, this 15th day of December, 1992.

Robert A Burton
ROBERT A. BURTON

BY: Gloria Burton Hood
GLORIA BURTON HOOD
Attorney-in-Fact

STATE OF TENNESSEE }
ss:
COUNTY OF RUTHERFORD }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named GLORIA BURTON HOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) as the free act and deed of the said ROBERT A. BURTON, for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said ROBERT A. BURTON, appearing of record in Book 8814, Page 945, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15th day of December, 1992.

KENT COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: 3-27-93

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $88,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

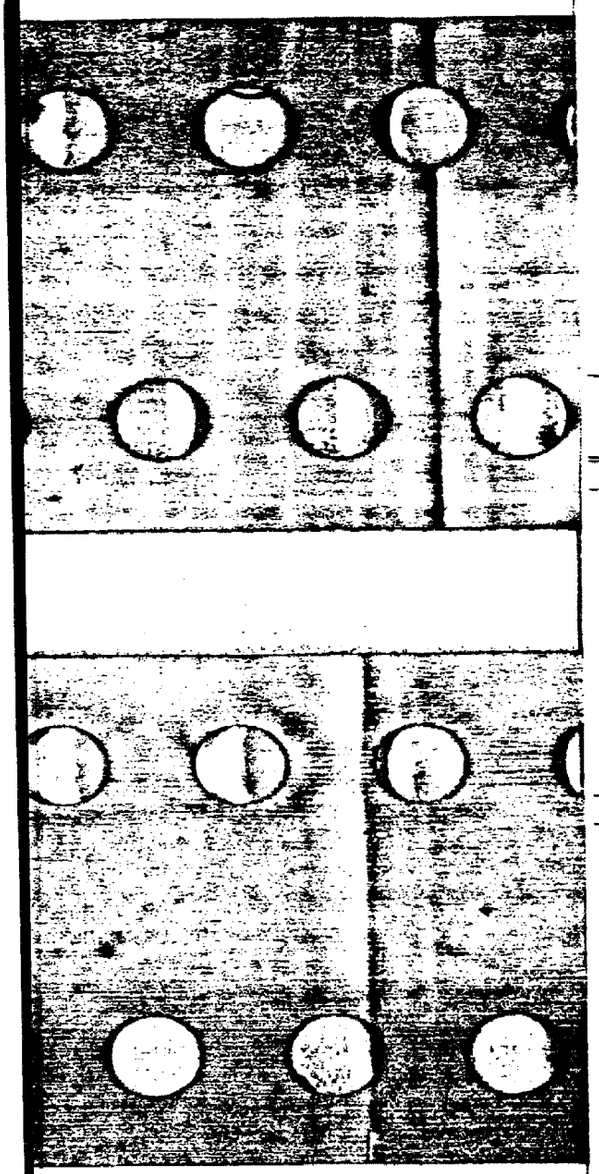
AFFIANT

SWORN to and subscribed before me, this the 15th day of December, 1992.

KENT COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: 3-27-93



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

RECEIVED OF _____

FOR _____

BOOK 8814 PAGE 949

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 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 8.00
TOTAL 336.45
CHECK 336.45

12/16/92 01 09:49 0001 2160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.0.9.7.

IDENTIFI REFERENCE

Dec 16 9 50 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601341