WARRANTY DEED

PREPARED BY:

ANDREA STUPKA
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Rosson Wood
Affiant

Sworn to and subscribed before me on this the 21st day of January, 1994

Andrea Stupka
NOTARY PUBLIC
My Commission Expires: May 26, 1996

MORTGAGEE:

FIRST UNION BANK
169 E. Main Street
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
ROSSON WOOD	Owner	43-15 8
901 E. Old Hickory Blvd.		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, **DAVID L. KELLEY**, hereinafter called the GRANTOR, have bargained and sold and by these presents, do transfer and convey unto **ROSSON WOOD**, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Second Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of Anderson Estates, as of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 100 feet on the northerly side of Old Hickory Boulevard and extends back between parallel lines 182 feet to a dead line.

BEING the same property conveyed to David L. Kelley by quitclaim deed from Andrew S. Boskind and wife, Helen J. Boskind, and David L. Kelley and wife, Linda N. Kelley, of record in Book 6240, page 295, said Register's Office.

This is improved property known as 905 Old Hickory Boulevard, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Linda N. Kelley joins in this conveyance for the purpose of conveying any marital interest she may have therein.

WITNESS our hands this the 21st day of January, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David L. Kelley Linda N. Kelley

DAVID L. KELLEY **LINDA N. KELLEY**

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **David L. Kelley and Linda N. Kelley**, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 21st day of January, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Andrea Stupka
NOTARY PUBLIC

My Commission Expires: May 26, 1996

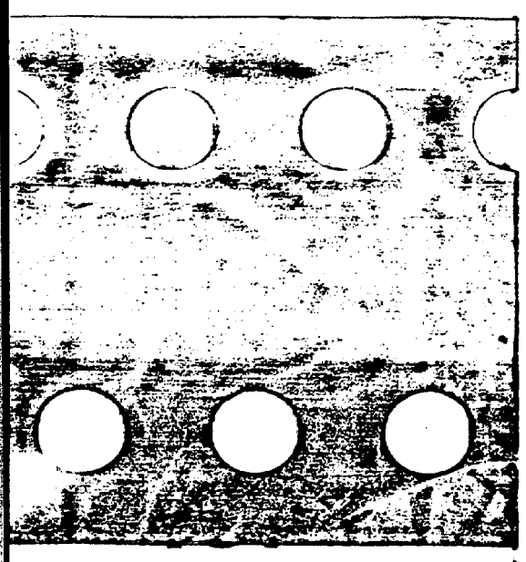
3913 01/27 0101 03CHECK 231.00

11504
IDENTIFICATION REFERENCE

94 JAN 27 AM 9:50
FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9231 PAGE 213

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 60000.00
				CDN TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
01/27/94	01			09:50 0001 3913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11504
IDENTIF. ↑ REFERENCE

94 JAN 27 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749846