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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35137)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 475000.00

Affiant

Sworn and subscribed before me this 16th day of May, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
James T. Kelley Donna F. Kelley 4909 Granny White Pike Nashville, Tennessee 37220	First Union NationalBank of Tennessee 755 Crossover Lane, Ste 140 Memphis, Tennessee 38117	145-3-45

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 W. Hays and spouse, Cheryl L. Hays,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James T. Kelley and spouse, Donna F. Kelley,** 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, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING on the westerly margin of Granny White Pike at a point 240 feet south of the southerly margin of Tyne Boulevard; thence north 86° 30' west 440 feet; thence south 3° 30' west 235 feet to a corner of the property conveyed to Estes-Taylor Company, Inc., by deed from Charles M. Anderson and wife, of record in Book 2999, page 582, Register's Office for said County; thence with said Company's line, south 86° 30 east 440 feet to the westerly margin of the Granny White Pike; thence with said Pike, north 3° 30' east 235 feet to the beginning.

BEING the same property conveyed to Michael W. Hays and spouse, Cheryl L. Hays by deed from J. Alan Moore and spouse, Karen Moore of record in Book 8382, page 868, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Michael W. Hays by Cheryl L. Hays as Attorney in Fact pursuant to a Power of Attorney 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.

7068 05/17 0101 03CHECK 1766.50

This is improved property, known as: 4909 Granny White Pike, Nashville, Tennessee 37220

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 16th day of May, 1994.

Michael W. Hays, By: Cheryl L. Hays, Atty-In-Fact

Cheryl L. Hays

State of Tennessee
County of Davidson

On this 16th day of May, 1994, before me the undersigned authority, personally appeared **Cheryl L. Hays**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

My Commission Expires:

Notary Public

[redacted]

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 **Cheryl L. Hays**, 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 W. Hays**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of May, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael W. Hays and Cheryl L. Hays

TO: James T. Kelley and Donna F. Kelley

94 MAY 17 PM 1:50
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

50973
IDENTIF. & REFERENCE

AFFIDAVIT

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.

Cheryl L. Hays, Affiant

Sworn to and subscribed before me this

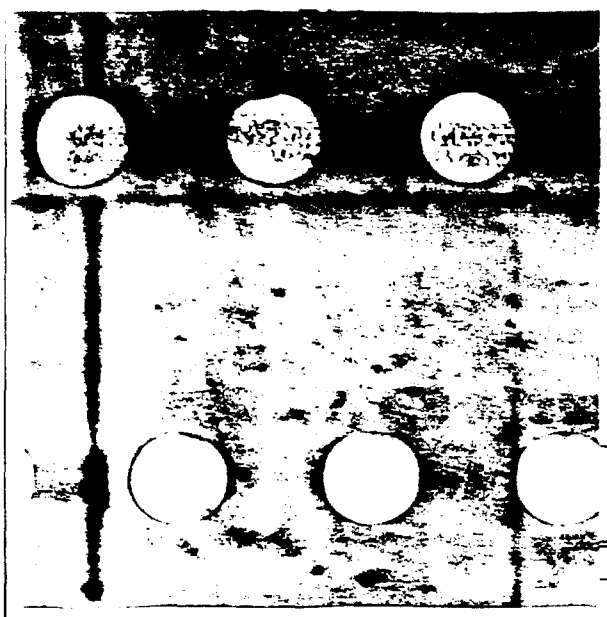
16th day of May, 1994.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 9/16/95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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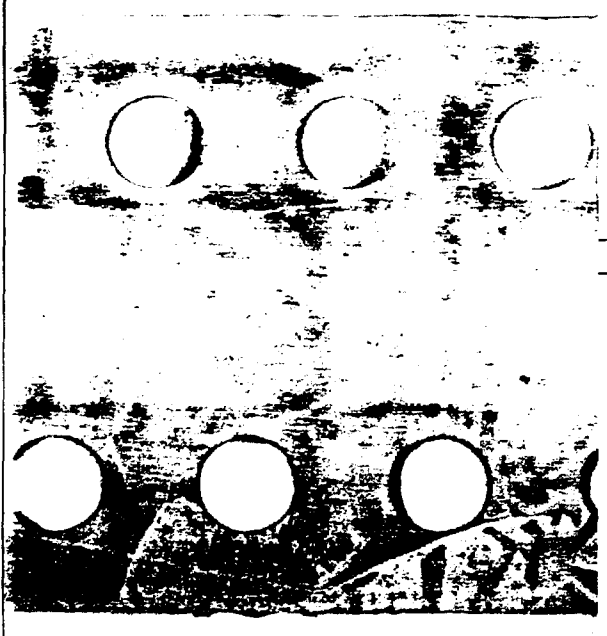
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
475000.00
CON TX 1757.50
PRFEE 1.00
WDEED 8.00
TOTAL 1766.50
CHECK 1766.50

05/17/94 01 13:49 0001 7068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



50973
IDENTIF. ← REFERENCE

94 MAY 17 PM 1:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 792085