69314

IDENTIF. # REFERENCE

94 JUL -8 PM 1:46

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
SHARON LINVILLE
ATTORNEY AT LAW
203 EAST MAIN STREET
HARTSVILLE, TN 37074

I HAVE NOT MADE A TITLE EXAMINATION OF THE HEREIN DESCRIBED PROPERTY AND I AM NOT MAKING ANY ASSURANCE OF TITLE.

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:

BOOK 9402 PAGE 538

Steve Sykes
3658 Hoggett Ford Road
Hermitage, TN 37076

MAP: 97

PARCEL: 125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand ($120,000.00) Dollars cash in hand paid, AND OTHER GOOD AND VALUABLE CONSIDERATION, ALL OF WHICH ARE HEREBY PAID AND SATISFIED IN FULL We, Randolph Kelley, and wife Rose Allen Kelley, have this day bargained and sold, and by these presents do hereby transfer and convey unto Steve Sykes, a single person, his heirs and assigns, the following described tract or parcel of land and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the survey of Raymond E. Binkley, dated May 13, 1974, revised April 4, 1975, not of record, being more fully described as follows:

From point in the middle of Hoggett Ford Road, said point being 2,526 feet, more or less, from Dodson Chapel Road; thence south 1 degree 00' west 637.4 feet to an iron pin, the northwest corner of the lot herein conveyed, and the point of beginning; thence south 1 degree 00' west for a distance of 522.6 feet to a point; thence south 2 degrees 2' 31" west for a distance of 169.06 feet to a point; thence, south 56 degrees 37' 31" east for a distance of 327.0 feet to a point; thence north 0 degrees 45' east for a distance of 916.76 feet to a point; thence south 80 degrees 28' west for a distance 273.70 feet to the point of the beginning and containing 5.01 acres, more or less.

Together with an easement for ingress and egress for access to Hoggett Ford Road as set forth in the Easement and Agreement of record in Book 4821, page 181, Register's Office of Davidson County, Tennessee.

Being that property to Randolph Kelley and wife, Rose Allen Kelley, from Everett Griggs and wife, Mary Etta Griggs, by deed of record in Book 5007, Page 620, Register's Office of Davidson County, Tennessee.

This property is subject to:
easements for ingress and egress over the northerly 50 feet of the premises of record in Book 5515, page 145, Book 8041, page 951, and Book 5007, page

620, said Register's Office.

1994 taxes will be prorated. 1995 and subsequent taxes will be the responsibility of the purchaser whose address is: 3658 Hoggett Ford Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Steve Sykes, a single person, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described tract or parcel of land, that We have a good right to convey same, and that the same is unencumbered, EXCEPT for 1994 taxes, applicable zoning and building regulations, and all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves and our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said Steve Sykes, a single person, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS MY HAND this the 7th day of July, 1994.

Randolph K Kelley
RANDOLPH KELLEY

Rose A. Kelley
ROSE ALLEN KELLEY

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, Randolph Kelley, and wife, Rose Allen Kelley, 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 the 7th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 10/2/94

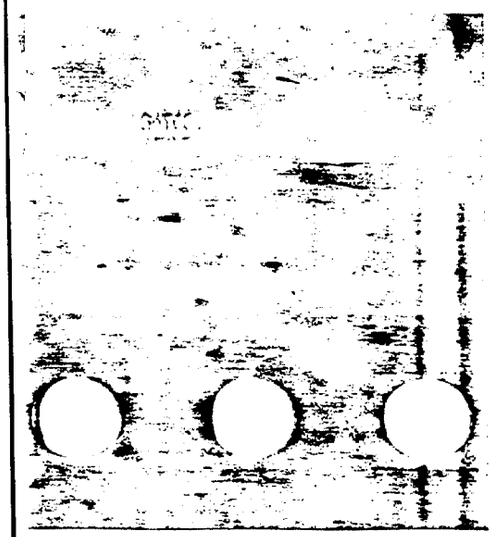
I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

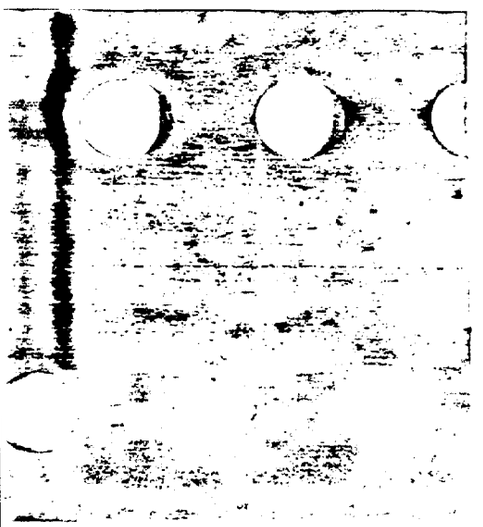
AFFIANT

Subscribed and sworn to before me this the 7th day of July, 1994.

REGISTER OR NOTARY PUBLIC

0101 03CHECK 457.00





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

RECEIVED OF _____

FOR _____

BOOK 9402 PAGE 541

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 12.00
TOTAL 457.00
CHECK 457.00

07/08/94 01 [illegible] 0001 5040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69314
IDENTIF. REFERENCE

94 JUL -8 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811671