WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 94

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK LEPOFSKY	BILTMORE MORTGAGE CORPORATION	103-8-210
(NAME)	(NAME)	
255 CHEROKEE ROAD	4301 HILLSBORO RD., SUITE 300	26W-04590
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDGAR L. KELLY AND WIFE, NETTIE R. KELLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK LEPOFSKY AND WIFE, TRICIA LEPOFSKY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 42 of Block L, on the Plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly margin of Cherokee Road at the common corner of Lot Nos. 41 and 42; thence with the line between said two lots, westwardly 154.84 feet to a point; thence northwardly along the westerly line of said Lot No. 42, 58 feet to a point which is 8.51 feet southeasterly from the southern boundary line of the right-of-way of the Nashville, Chattanooga and St. Louis Railroad; thence eastwardly 92.4 feet to a point which is at right angles 62.4 feet from the southerly line of said Lot No. 42; thence eastwardly 30.7 feet to a point; thence continuing in the same direction, 34.8 feet to a point which is 6 feet from the Northeast corner of said Lot No. 42; thence southwardly along the westerly margin of Cherokee Road, 59.20 feet to the beginning.

BEING the same property conveyed to Edgar L. Kelly and wife, Nettie R. Kelly, by deed from G. H. Todd and H. B. Sheets, of record in Book 3901, page 598, Register's Office for Davidson County, Tennessee.

Nettie R. Kelly and Ruth B. Kelly are one in the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated August 25, 1994, made by: Stanley Glenn McRae, License No. 1673

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 255 CHEROKEE ROAD, NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 26th day of August 19 94

Edgar L. Kelly
EDGAR L. KELLY

Nettie R. Kelly
NETTIE R. KELLY

STATE OF TENNESSEE

BOOK 9450 PAGE 516

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDGAR L. KELLY AND WIFE, NETTIE R. KELLY

the bargainor s, 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 26th day of August, 1994

Commission expires July 26, 1997

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

*** CONTINUATION

CAMPBELL, MCRAE AND ASSOC. SURVEYING, INC.
2424 21st Avenue, South, Suite 201
Nashville, TN 37212

86193

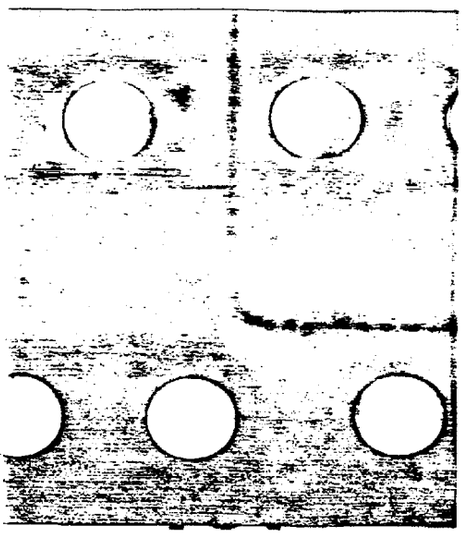
IDENTIFICATION REFERENCE

94 AUG 30 PM 1:44

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

3361 08/30 0101 03CHECK 412.30





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

RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 517

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

08/30/94 01 13:43 0001 3361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86193
IDENTIF. ^ REFERENCE

94 AUG 30 PM 1:4
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 829751