BOOK 9504PG613

This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

2320 10/28 0101 03CHECK 105.50

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
James R. Irons and Melody W. Irons 5141 Sparta Pike Watertown, Tennessee 37184	same	Map-Par. 86-321

For and in consideration of the sum of Ten and 00/100--------($10.00)----------DOLLARS, and other good and valuable consideration, RONALD M. KELLY, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said JAMES R. IRONS and wife, MELODY W. IRONS, hereinafter referred to as Grantees, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 2 on the plan of resubdivision of Lot 6 on the Plan of Resubdivision of Lot 3 Stoners Bend Business Park, as of record in Plat Book 7900, Page 815, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at the southwesterly corner of Lot 2 at the easterly right-of-way of Stoners Bend Drive thence with a curve to the left having a central angle of 20° 44' 59" and a radius of 619.89 feet, an arc length of 60.00 feet to a point;

Thence with a curve to the right having a central angle of 36° 56' 54" and a radius of 50.00 feet, an arc length of 32.18 feet to a point;

Thence with a curve to the left having a central angle of 124° 15' 24" and a radius of 50.00 feet to a point;

Thence north 22° 07' 28" east 416.88 feet to a point;

Thence north 38° 59' 52" west 54.79 feet to a point;

Thence north 39° 00' 00" east 22.24 feet to a point;

Thence south 51° 58' 49" east 83.04 feet to a point;

Thence south 05° 32' 31" west 552.50 feet to point;

Thence south 88° 03' 27" east 49.15 feet to a point;

Thence south 12° 07' 33" east 54.00 feet to a point;

Thence north 80° 22' 45" west 245.85 feet to the point of beginning containing 73,146 square feet or 1.679 acres.

Being a portion to the property conveyed to Ronald M. Kelly by deed from Commerce Trading Corporation of record in Book 8563, Page 581, Register's Office for Davidson County, Tennessee.

94 OCT 28 AM 11:06
REGISTER
DAVIDSON CO. TN.

03829
IDENTIFICATION REFERENCE

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 I do covenant with the 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 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 Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $25,000.00.

Ronald M Kelly
Affiant

Subscribed and sworn to before me, this the 27th day of October, 1994.

John O Allen
NOTARY PUBLIC

My Commission Expires:
Sept 16, 1995

This is unimproved property known as 3350 Stoners Bend Drive, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MARY ANN KELLY, Wife of RONALD M. KELLY, joins in this conveyance to convey any and all interest, if any, she may have in the property.

Witness my hand this 27th day of October, 1994.

Ronald M Kelly
RONALD M. KELLY

Mary Ann Kelly
MARY ANN KELLY

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 RONALD M. KELLY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1994.

Notary Public

My Commission Expires: Sept. 16, 1995

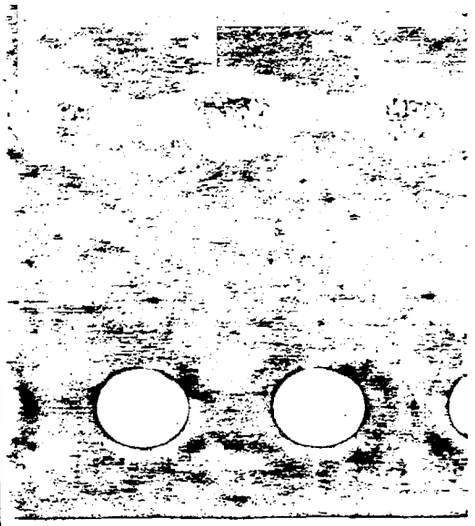
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

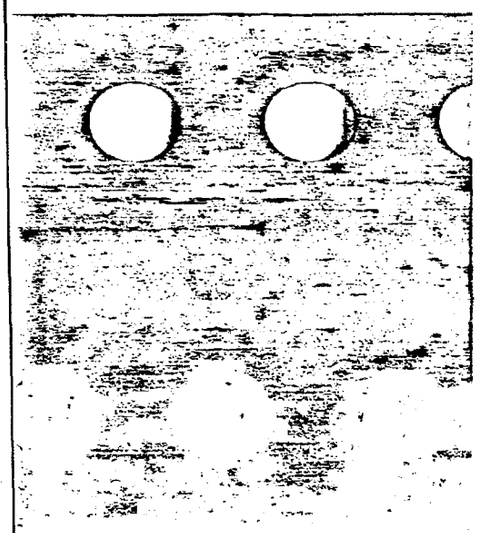
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named MARY ANN KELLY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1994.

Notary Public

My Commission Expires: Sept 16, 1995





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

RECEIVED OF _____

FOR _____

BOOK 9504 PG 616

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

10/28/94 01 11:09 0001 2320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03829
IDENTIF. # REFERENCE

94 OCT 28 AM 11:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 848636