This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 9506 PG 403

ADDRESS NEW OWNER:
Mark Robert Kellner and Susan Mary Kellner
115 Rayon Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
ADTEC Productions, Inc.
408 Russell Street
Nashville, Tennessee 37206

MAP AND PARCEL:

Map	44
Group	9
Parcel	34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ADTEC Productions, Inc.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Robert Kellner and wife, Susan Mary Kellner**, 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 Lot No. 233 on the Plan of Rayon City, which is of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to ADTEC Productions, Inc. by deed from S. Tommy Hatch and wife, Sherry D. Hatch , dated June 24, 1988, as of record in Book 7585, page 197, Register's Office for Davidson County, Tennessee.

This is improved property known as 115 Rayon Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 843, page 13, said Register's Office.

Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark Robert Kellner and wife, Susan Mary Kellner, their heirs and assigns, forever; and ADTEC Productions, Inc., does covenant with the said Grantees that it is lawfully seized 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; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 21st day of October, 1994.

PRESIDENT

ADTEC Productions, Inc.
By: David J. Cook, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared David J. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the ADTEC Productions, Inc. , the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of October, 1994.

NOTARY PUBLIC

My Commission Expires: February 3, 1997

04449 IDENTIF. ← REFERENCE

94 OCT 31 PM 2:32
FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of October, 1994.

NOTARY PUBLIC
My Commission Expires: February 3, 1997

2999 10/31 0101 03CHECK 264.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

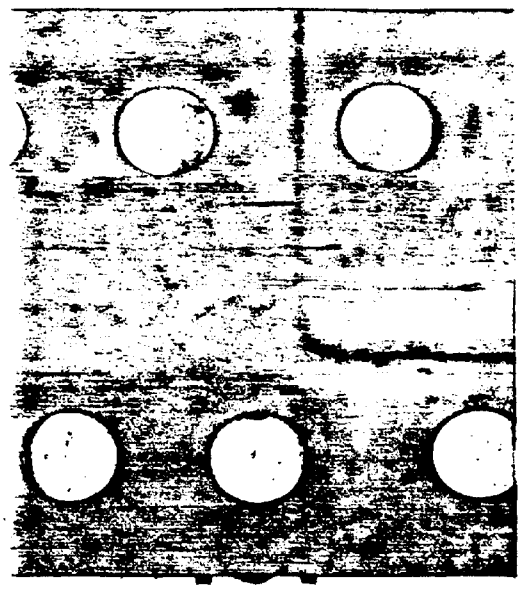
RECEIVED OF _____

FOR _____

BOOK 9506PG405

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	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

RECEIPT IS NOT VALID UNTIL DATE IS PAID BY BANK 1 0001 2999

04449

IDENTIF. → REFERENCE

94 OCT 31 PM 2:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849303