WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 6-10-98
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company,, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Kelley (NAME)	David H. Kelley (NAME)	MAP 133
497 Paragon Mills Road (ADDRESS)	497 Paragon Mills Road (ADDRESS)	PARCEL 70.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37211 (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, Paul F. Durham and Sid D. Durham, tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Kelley and wife, Joyce A. Kelley

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 the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described and according to a survey made by Geo. W. Watkins, Surveyor, May 16, 1958, and further described according to a survey of John Kohl, dated May 7, 1973, as follows:

Beginning at a railroad spike in the center of Paragon Mills Road at the northeast corner of the property conveyed to John Murphy Myatt and wife, by deed from William Travis, of record in Book 2797, page 1, Register's Office for said County; thence with the center of said road, north 50 degrees 05' east 299 feet to a point on side of road; thence north 59 degrees 05' east 185 feet to a stake at mouth of branch; thence crossing said branch, north 77 degrees 30' east 77 feet to a 15 inch elm; thence south 7 degrees 50' west 120 feet to hackberry clump; thence along a fence line, south 11 degrees west 287 feet to a post; thence south 1 degree 20' west 185 feet to an iron pin at a corner of Myatt property; thence with the northeasterly line of said Myatt property, north 54 degrees west 487 feet to the beginning.

Included in the above description, but expressly excluded is the property conveyed to the Metropolitian Government of Nashville and Davidson County, for the widening of Paragon Mills Road, of record in Book 7499, page 74, said Register's Office and described as follows:

Beginning at a point on the existing southeasterly right-of-way of Paragon Mills Road and on the northeasterly property line of Stella M. Taylor as recorded in Deed Book 5745, page 447, R.O.D.C., said point being 16.50 feet right of the centerline of Paragon Mills Road; thence North 54 degrees 22' 41" East 58.47 feet along the existing right-of-way of Paragon Mills Road to a

CONTINUED

unimproved ( )
This is improved (X) property, known as 497 Paragon Mills Rd., Nashville, Tennessee 37211
(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 14th day of December 19 94

Paul F. Durham

Sid D. Durham

BOOK 9564 PG 329

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 Paul F. Durham and Sid D. Durham, tenants in common

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 Hendersonville, Tennessee, this 14th day of December, 19 94.

Commission expires 6-10-98

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

LEGAL DESCRIPTION CONTINUATION

point; thence 236.21 feet along a curve to the left, said curve having a radius of 1736.18 feet and a chord of North 50 degrees 28' 50" East 236.03 feet to a point at a corner of the Sallie Laux Sawyer property as recorded in Deed Book 4963, page 290, R.O.D.C., said point being 16.50 feet right of the centerline of Paragon Mills Road; thence North 61 degrees 54' 45" East 31.17 feet along the Sallie Laux Sawyer property to a point on a proposed right-of-way widening of Paragon Mills Road, said point being 25.00 feet right of the centerline of Paragon Mills Road; thence 267.43 feet along a curve to the right, said curve having a radius of 1744.68 feet and a chord of South 49 degrees 59' 13" West 267.17 feet to a point; thence South 54 degrees 22' 41" West 56.10 feet along a proposed right-of-way widening of Paragon Mills Road to a point on the northeasterly property line of Stella M. Taylor, said point being 25.00 feet right of the centerline of Paragon Mills Road; thence North 51 degrees 10' 16" West 8.82 feet along the Stella M. Taylor property to a point on the existing right-of-way of Paragon Mills Road at the point of beginning.

Being a part of the same property conveyed to Paul F. Durham and Sid D. Durham, tenants in common by deed from Joanne R/ Gaskill, unmarried of record in Book 6876 at page 396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2856 Page 203 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

Subject to all easements of record in Book 7499, page 74 and Book 3312, page 560, said Register's Office.

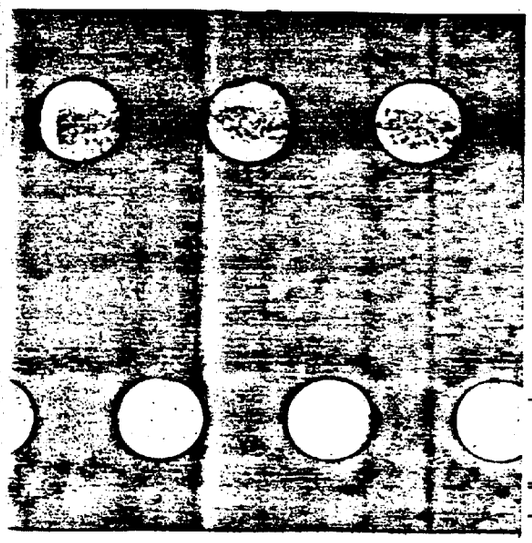
Grantors retain the right to construct a roadway and/or street across the permanent easement which was conveyed to the Metropolitian Government of Nashville and Davidson County, Tennessee, of record in Book 7499, page 74, said Register's Office, subject to Grantors meeting standard subdivision regulations and the storm water management regulations. Grantors shall retain this right at no cost to them.

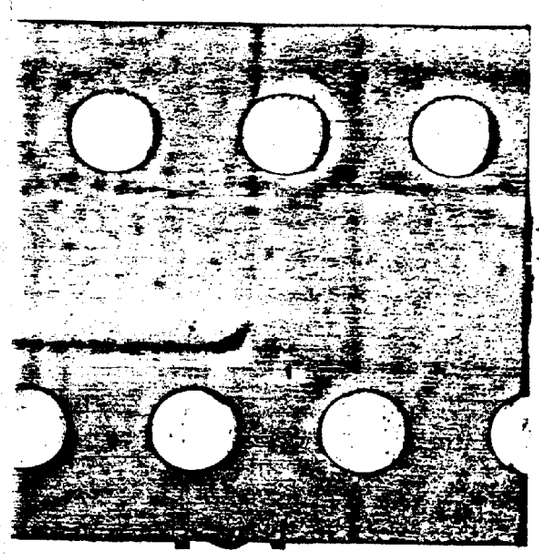
The property being conveyed herein is not the place of residence of the Grantors and/or their spouses.

22947
IDENTIF. & REFERENCE

95 JAN -5 AM 9:33
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

9334 01/05 0101 03CHECK 301.60





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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 331

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 77990.00
CON TX 288.60
PRFEE 1.00
MDEED 12.00
TOTAL 301.60
CHECK 301.60

01/05/95 01 09:33 0001 9334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22947
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869204