BOOK 9613PG892

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Sandra H. Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 1995.

Susan Frensley Lafferty
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-29-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA H. KELLEY 1118 CAMPBELL ROAD GOODLETTSVILLE, TN 37072	NEW OWNER	33-06A 2

FOR AND IN 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,

WILLIAM C. FRENSLEY AND WIFE, PATRICIA MARIE FRENSLEY

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

SANDRA H. KELLEY, UNMARRIED

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:

BEING LOT NO. 60 ON THE PLAN OF ECHO HILL ESTATES, SECTION ONE, OF RECORD IN PLAT BOOK 6900, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. FRENSLEY AND WIFE, PATRICIA MARIE FRENSLEY BY DEED FROM TOMMY CUNNINGHAM AND WIFE, PATSY CUNNINGHAM OF RECORD IN BOOK 9305, PAGE 300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. 1995 TAXES AND SUBSEQUENT YEARS.
2. ALL MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 6900, PAGE 634, INCLUDING BUT NOT LIMITED TO A 30' SETBACK LINE FROM THE EAST LINE, A 40' SETBACK LINE FROM THE FRONT LINE, A 10' UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINE, A 20' UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINE, A 8" SANITARY SEWER ALONG THE FRONT LINE, AND AN OVERHANG EASEMENT ALONG THE EAST SIDE.
3. AN ELECTRIC SERVICE EASEMENT TO N.E.S. OF RECORD IN BOOK 7601, PAGE 979, SAID REGISTER'S OFFICE.
4. RESTRICTIONS OF RECORD IN BOOK 7489, PAGE 988, BOOK 9083, PAGE 26, BOOK 7699, PAGE 949, AND BOOK 8265, PAGE 436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
5. THE BY LAWS OF ECHO HILLS ESTATES HOMEOWNERS ASSOCIATION AND CHARTER OF RECORD IN BOOK 7495, PAGE 177, SAID REGISTER'S OFFICE.
6. ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 1118 CAMPBELL ROAD, GOODLETTSVILLE, TN 37072
(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 2nd day of MARCH, 1995.

William C. Frensley
WILLIAM C. FRENSLEY

Patricia Marie Frensley
PATRICIA MARIE FRENSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM C. FRENSLEY AND WIFE, PATRICIA MARIE FRENSLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of MARCH, 1995.

NOTARY PUBLIC

My Commission Expires:

40315

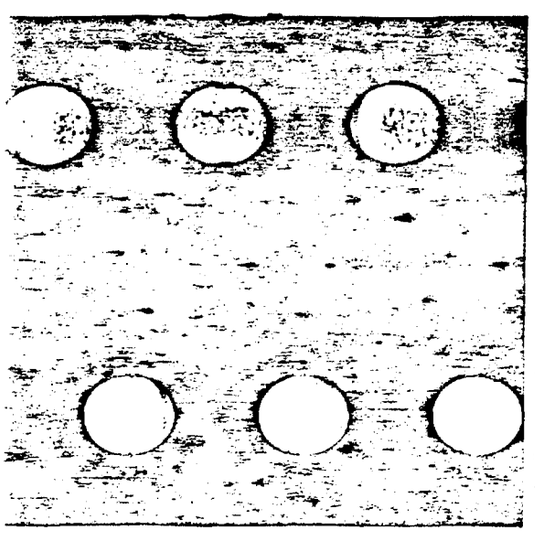
IDENTIF. & REFERENCE

95 MAR -8 AM 9:57

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8471 03/08 0101 03CHECK 449.30

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

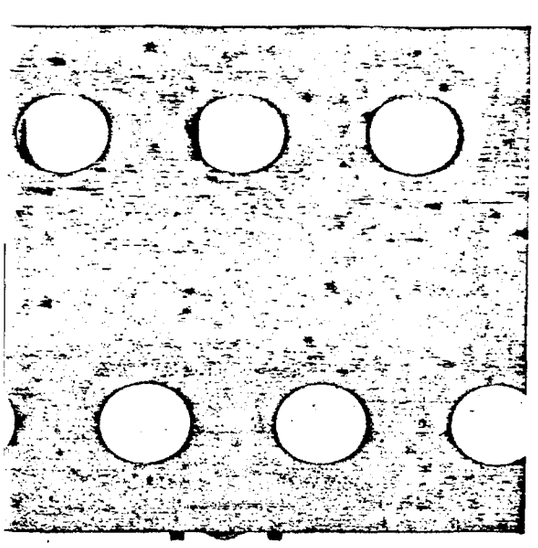
RECEIVED OF _____

FOR _____

BOOK 9613 PG 894

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 119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/08/95 01 09:58 0001 8471

40315
IDENTIF. ← REFERENCE

95 MAR -8 AM 9:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 888101