This Instrument Prepared by:

KIRKSEY & CRON
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

WARRANTY DEED

BOOK 9646 PG 163

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Ms. Nancy E. Melvin 2832 Desplane Drive Nashville, TN 37217	Same	Map 150-5 Parcel 181

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $95,000.00.

Affiant

Subscribed and sworn to before me this 13th day of April, 1995.

Notary Public

My Commission Expires: May 24, 1997

MAIL ENV.

95 APR 17 0112:16

51755

IDENTIF. & REFERENCE

****

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAN K. KELLY AND WIFE, SONYA KELLY,** (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **NANCY E. MELVIN, UNMARRIED,** (hereinafter "Grantee"), her heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

> Being Lot No. 736 on the Plan of Edge-O-Lake Estates, Section XVII, as of record in Plat Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Dan K. Kelly and wife, Sonya Kelly, by deed from Robert P. Chandler, Jr. and wife, Pamela C. Chandler, of record in Book 7928, page 972, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2832 Desplanes Drive, Nashville, Tennessee 37217.

This conveyance is subject to:

1. The 1995 property taxes which have been pro-rated and assumed by the Grantee.
2. All matters appearing on the plan of record in Plat Book 4460, page 44, said Register's Office.
3. The Restrictive Covenants of record in Book 4549, page 802, said Register's Office.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantee**, her heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantee**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantee**, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be signed this 12th day of April, 1995.

DAN K. KELLY

SONYA KELLY

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

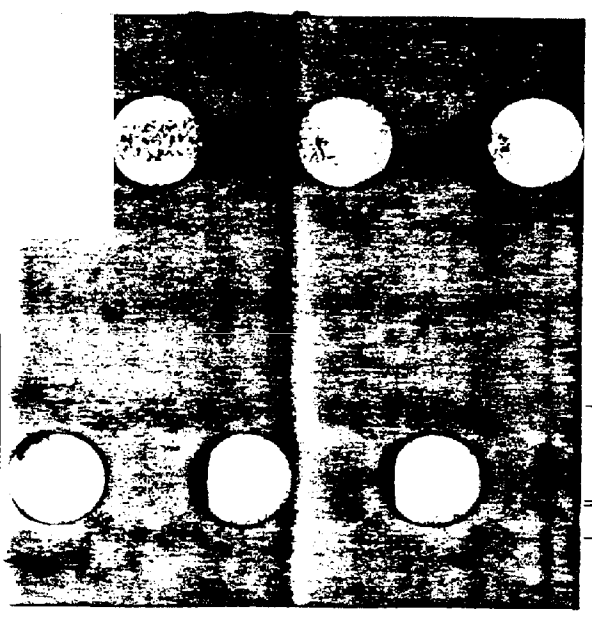
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **DAN K. KELLY AND WIFE, SONYA KELLY**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 12th day of April, 1995.

Jennifer Dunlap
Notary Public

My Commission Expires: May 24, 1997

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

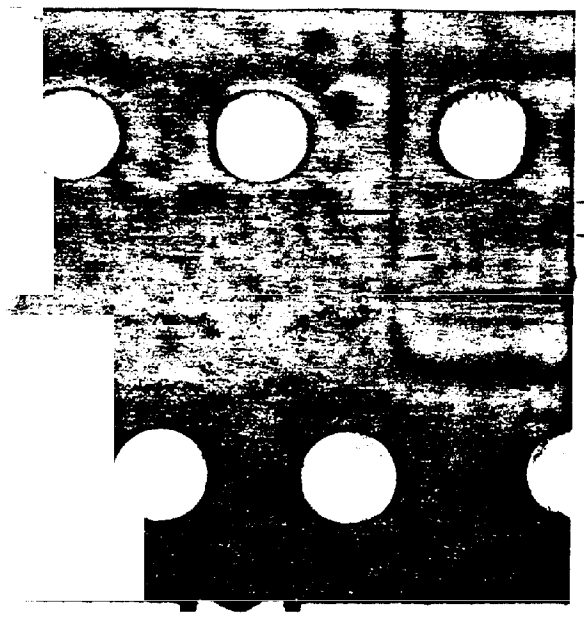
RECEIVED OF _____

FOR _____

BOOK 9646PG165

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
MTEED	8.00
TOTAL	360.50
CHECK	360.50

04/17/95 01 12:16 0001 1074

51755
IDENTIF. ↑ REFERENCE

95 APR 17 PM 12:16

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

No. 900552