BOOK 9661 PG 550 FILE BOX 45

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan C. Yancey	First Tennessee Bank National Association	MAP 75-9
(NAME)	(NAME)	
239 Bonnacroft Drive	P.O. Box 351	PARCEL 136
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38101	04D-32028
(CITY) (STATE) (ZIP)	(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, Robert H. Nelson, Jr., Executor of the Estate of Dorothy F. Kelly,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan C. Yancey and Janice M. Garnsey, 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. 149, on the plan of Hermitage Hills, Section 1, of record in Plat Book 2900, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Korothy F. Kelly by deed from Harold D. Kirby and wife, Rose Ann Kirby, of record in Book 4973, Page 448, Register's Office for said County. The said Dorothy F. Kelly is now deceased. Robert H. Nelson, Jr. is Executor of the Estate of Dorothy F. Kelly.

This conveyance is subject to Restrictive Covenants of record in Book 2998, Page 231, Register's Office for said County.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
95 MAY -2 PM 2:01

IDENTIF. & REFERENCE
56999

unimproved ( )
This is improved (X) property, known as 239 Bonnacroft Drive, Hermitage, TN 37076
(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 my hand this 1st day of May, 19 95

Robert H. Nelson, Jr., Executor of the Estate of
Dorothy F. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9661 PG 551

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Nelson, Jr., Executor of the Estate of Dorothy F. 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 1st day of May 1995

Commission expires January 20, 1999

_____
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, executed 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_____ .

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

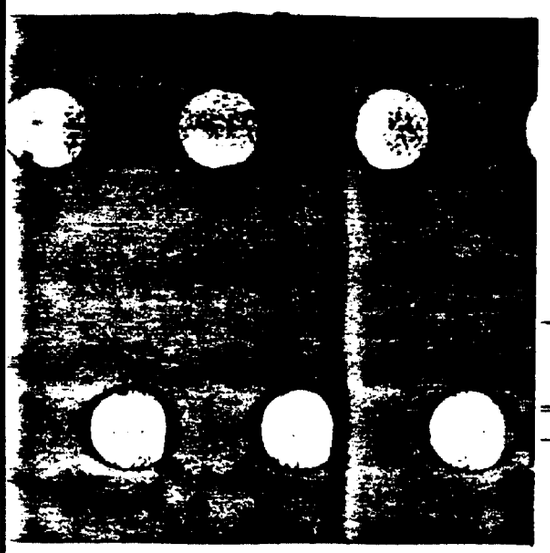
My commission expires _____

_____
Notary Public

5830 05/02 0101 03CHECK

253.20

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



RECEIVED OF _____

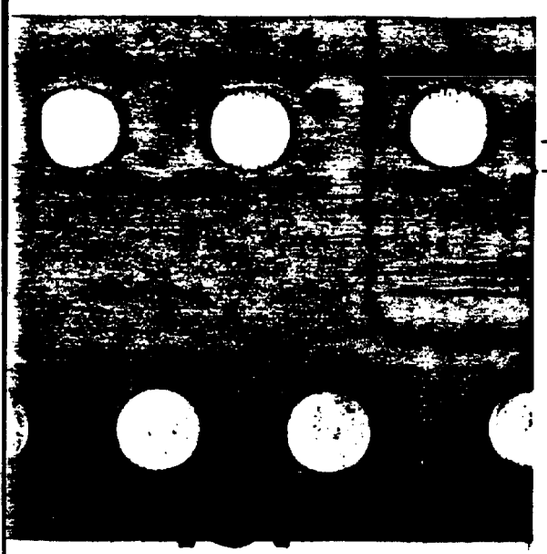
FOR _____

BOOK 9661 PG 552

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	66000.00
			CON TX	244.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	253.20
			CHECK	253.20
05/02/95		01	14:04 0001	6830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



56999
IDENTIF. ← REFERENCE

95 MAY -2 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906253