SCB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9684 PG 413

ADDRESS NEW OWNER:
Landon E. Carter and Marne Jo Carter
1908 Old Murfreesboro Pike
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:
Thomas Arthur Kelley and wife, Lytle J. Kelley
4044 General Bate Drive
Nashville, TN 37204

MAP AND PARCEL:
MAP 135
GROUP
PARCEL 128

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, we, Lytle J. Kelley, sole heir-at-law of Sarah Campbell Johnson, deceased and husband, Thomas Arthur Kelley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Landon E. Carter and wife, Marne Jo Carter, 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Sarah Campbell Johnson, by deed fo record in Book 766, page 539, Register's Office of Davidson County, Tennessee; the said Sarah Campbell Johnson having since died vesting property in her sole heir at law, Lytle J. Kelley.

This is improved property known as 1908 Old Murfreesboro Pike, Nashville, TN 37217.

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

1. Subject to 1995 Metropolitan Government property taxes and subsequent years thereafter.
2. All Matters as shown on the survey of Jesse E. Walker, RLS, PE dated May 19, 1995.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Landon E. Carter and wife, Marne Jo Carter, their heirs and assigns, forever; and we, Lytle J. Kelley, sole heir-at-law of Sarah Campbell Johnson deceased and husband, Thomas Arthur Kelley, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of May, 1995.

Lytle J. Kelley

Thomas Arthur Kelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lytle J. Kelley and husband, Thomas Arthur Kelley, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9/27/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,000.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9/27/97

EXHIBIT A

BEING A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE NORTH MARGIN OF OLD MURFREESBORO PIKE AND WEST OF SMITH SPRINGS ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning ON AN IRON PIN LOCATED 30 FEET NORTH OF THE CENTERLINE AND ON THE NORTH MARGIN OF OLD MURFREESBORO PIKE (60 FOOT RIGHT OF WAY), SAID IRON PIN BEING WESTERLY ALONG SAID MARGIN 500 FEET MORE OR LESS FROM THE INTERSECTION OF THE NORTH MARGIN OF OLD MURFREESBORO PIKE AND THE NORTH MARGIN OF SMITH SPRINGS ROAD, AND SAID PIN BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF TOWNS AS EVIDENCED IN DEED BOOK 1784, PAGE 81 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC), THENCE;

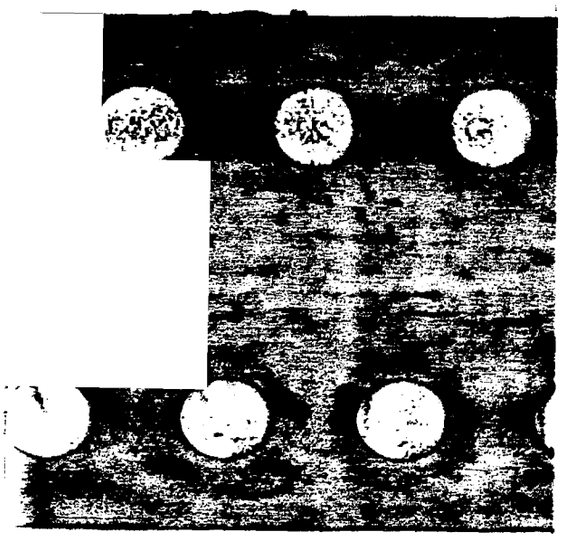
1.) CONTINUING ALONG SAID MARGIN AND ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT N 55-05-00 W A DISTANCE OF 134.92 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF OLDHAM AS EVIDENCED IN DEED BOOK 6184, PAGE 393 (RODC), THENCE;

2.) LEAVING SAID MARGIN AND ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 36-47-54 E A DISTANCE OF 325.48 FEET TO AN IRON PIN IN THE LINE OF AIRPORT ASSOCIATES, INC. AS EVIDENCED IN DEED BOOK 7217, PAGE 936 (RODC), SAID PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF JOHNSON AS EVIDENCED IN DEED BOOK 5217, PAGE 739 (RODC), THENCE;

3.) LEAVING SAID PIN AND ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT S 47-15-00 E A DISTANCE OF 135.58 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF TOWNS AS EVIDENCED IN DEED BOOK 1784, PAGE 81 (RODC), THENCE;

4.) LEAVING SAID PIN AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF TOWNS S 36-47-54 W A DISTANCE OF 307.00 FEET TO AN IRON PIN, THE Beginning, CONTAINING 0.979 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS, PE, DATED 05-19-95.

0065050
IDENTIF. ↑ REFERENCE
95 MAY 30 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
5738 05/30 0101 03 CHECK 205.40



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

RECEIVED OF _____

FOR _____

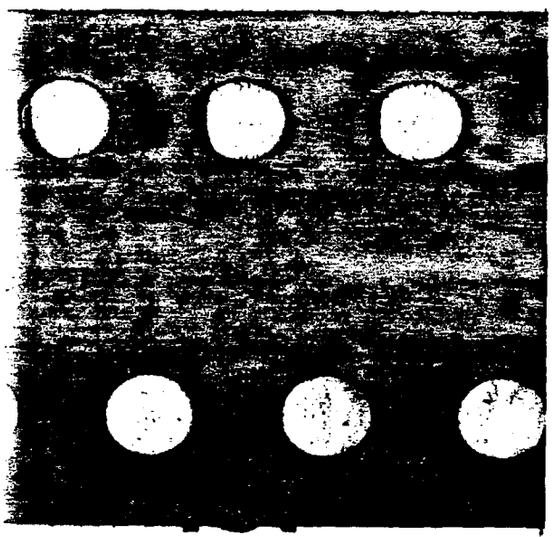
BOOK 9684 PG 416

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

05/30/95 01 15:11 0001 5738



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065050
IDENTIF. ↑ REFERENCE

95 MAY 30 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.915063