THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David Kelley, et ux 900 Woods Lake Dr. Madison, Tn. 37115	Same as New Owner	Map 42-3 Parcel 14 Field Book 11D 32815

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS J. FITZPATRICK and wife, MARY E. FITZPATRICK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DAVID KELLEY and wife, RENAE KELLEY, hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 34 on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Woods Lake, the common corner of Lots 33 and 34; thence with the line between said lots, southwardly 238 feet to a point; thence westwardly with the line between lots 34 and 35, 141.4 feet to a point in the easterly margin of Campbell Road; thence with the margin of the same, 260.2 feet to a point, the beginning of a curve; thence northeastwardly around said curve, with a radius of 25 feet, 39.27 feet to a point in the southerly margin of Woods Lake Drive; thence with the margin of same, eastwardly 142.5 feet to the point of beginning.

BEING the same property conveyed to Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick, by deed from James Apple and wife, Royalynn G. Apple, of record in Book 5585, page 217, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 900 Woods Lake Drive, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to the Plan of record in Book 2663, page 107, said Register's Office, which shows an owner's certificate, a 40-foot minimum building setback line from Woods Lake Drive and Campbell Road, a 40-foot easement for public utility and drainage purposes along the rear line of said lot, and a 10-foot easement for public utility and drainage purposes along the northeasterly line of said lot.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 9th day of June, 1995.

"GRANTORS"

THOMAS J. FITZPATRICK

MARY E. FITZPATRICK

"GRANTEES"

DAVID KELLEY

RENAE KELLEY

0508 06/13 0101 03CHECK 326.83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. FITZPATRICK *and wife*, MARY E. FITZPATRICK, and DAVID KELLEY and wife, RENAE KELLEY, 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, at office, this the 9th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,900.00.

Affiant

Sworn to and subscribed before me, this the 9th day of June, 1995.

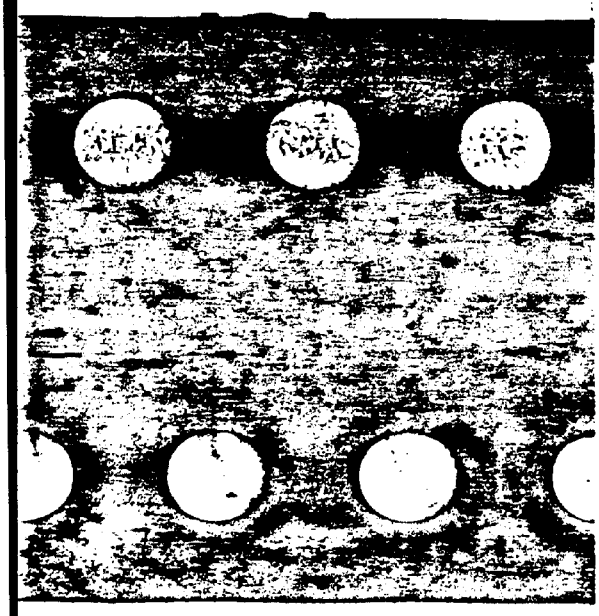
NOTARY PUBLIC

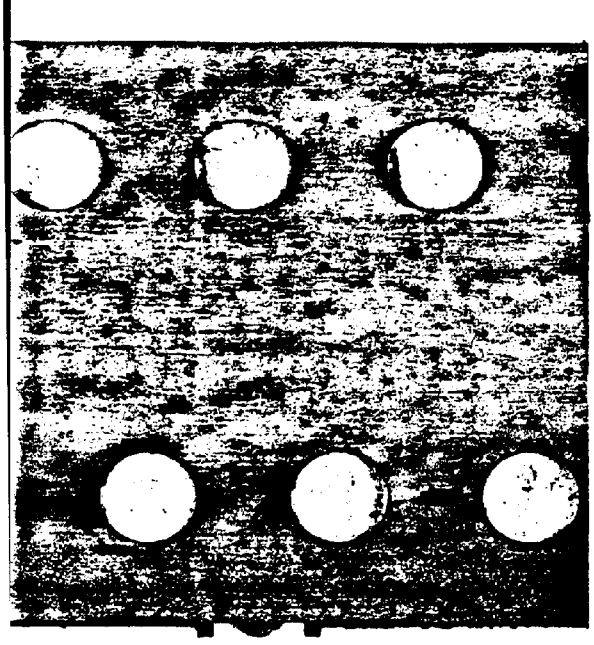
My Commission Expires: 12/6/97

95 JUN 13 AM 9:48
FELICIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

00069430





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9698 PG 741

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 85900.00
CON TX 317.83
PRFEE 1.00
WDEED 8.00
TOTAL 326.83
CHECK 326.83

06/13/95 01 09:48 0001 0508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0069430
IDENTIF. ↑ REFERENCE

95 JUN 13 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919760