PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36619
Dav. Co. File: Box 8

95 JUN 30 PM 12: 12
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
00751 25

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lad L. Kelley Mary Katherine Kelley 8037 Arbor Drive Nashville, TN 37221	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926

TAX MAP-PARCEL NUMBERS: 128-14-144 09D 6643

BOOK 9717 PG 904

WARRANTY DEED

1995 06 30 0101 03CHECK 431.10

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael W. Lednicky and spouse, Ann B. Lednicky,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lad L. Kelley and spouse, Mary Katherine Kelley,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 124 on the plan of Section Three, Harpeth Park, of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 124 fronts 90.00 feet on the northerly margin of Arbor Drive and extends back 191.29 feet on the easterly line and 189.65 feet on the westerly line to a dead line in the resar, measuring 90.06 feet thereon.

BEING the same property conveyed to Michael W. Lednicky and wife, Ann B. Lednicky by deed from Jeffrey M. Koch and wife, Elizabeth W. Koch of record in Book 9432, page 271, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 4232 Page 417 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Ann B. Lednicky by Kelly Adelman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 8037 Arbor Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 9717 PG 935

WITNESS THE EXECUTION HEREOF this 29th day of June, 1995.

Michael W. Lednicky

Ann B. Lednicky, By: Kelly Adelman, Atty-In-Fact

State of Tennessee
County of Davidson

On this 29th day of June, 1995, before me the undersigned authority, personally appeared **Michael W. Lednicky**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 113000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

9717:936

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Adelman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ann B. Lednicky**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael W. Lednicky and Ann B. Lednicky

TO: Lad L. Kelley and Mary Katherine Kelley

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kelly Adelman, Affiant

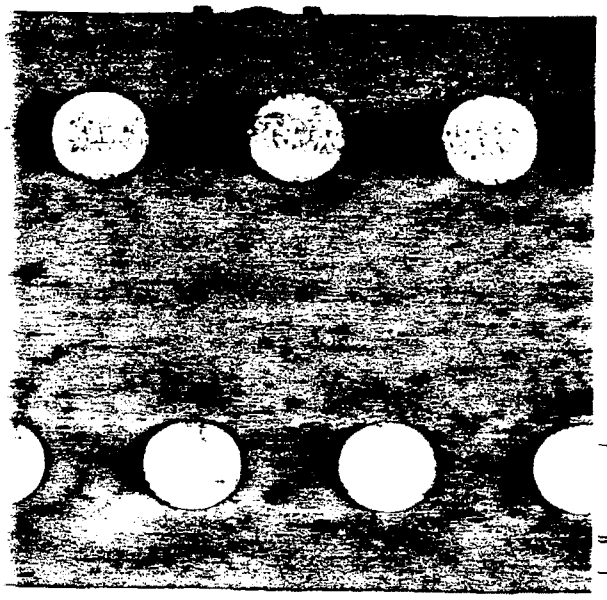
Sworn to and subscribed before me this

29th day of June, 1995.

Notary Public

My Commission Expires:_____

WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

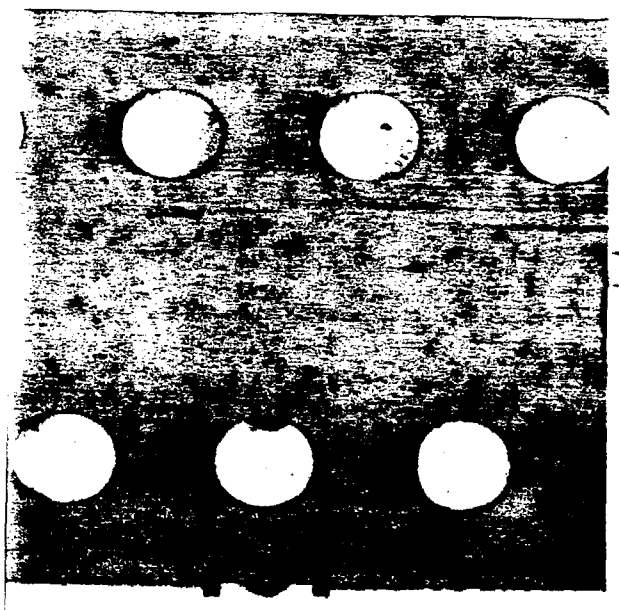
RECEIVED OF _____

FOR _____

BOOK 9717 PG 907

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 113000.00
CON TX 418.10
PRFEE 1.00
WDEED 12.00
TOTAL 431.10
CHECK 431.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/95 01 12:15 0001 5815

0075125
IDENTIF. ← REFERENCE

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

No. 925983