File 13563
File Box 9B
First Title & Escrow Co., Inc.)

WARRANTY DEED

BOOK 9885 PG 977

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE KELLEY	NEW OWNER	130-12A
(NAME)	(NAME)	
1 Northumberland		64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FH-25789
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WILLIAM E. KNESTRICK AND WIFE, MARY KNESTRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE KELLEY AND WIFE, MARGARET C. KELLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 64 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Knestrick and wife, Mary Knestrick by deed from Mertech Realty L.P. a Tennessee limited partnership of record in Book 9284, page 314, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6377, page 18 rerecorded in Book 6545, page 799, amended in Book 7663, page 468, Book 8919, page 45 and Book 8990, page 50; (2) Charter of record in Book 6493, page 884 amended in Book 7545, page 405 and Book 7841, page 73; (3) Easements of record in Book 6548, page 98, Book 6581, pages 77 and 80, and Book 2296, page 303; and (4) All matters appearing on the plan of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1 Northumberland, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of December, 1995

William E. Knestrick by Fred Russell Harwell
WILLIAM E. KNESTRICK
BY: Fred Russell Harwell, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Mary Knestrick by Fred Russell Harwell
MARY KNESTRICK
BY: Fred Russell Harwell, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

BOOK 9885 PG 978

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. KNESTRICK AND WIFE, MARY KNESTRICK

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of December, 19 95.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred Russell Harwell, with whom I am personally acquainted, and who acknowledged that he exeucted the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said William E. Knestrick and wife, Mary Knestrick and is authorized by the said William E. Knestrick and wife, Mary Knestrick to execute this instrument on their behalf.

Witness my hand, at Office, this 6th day of December, 1995.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 962,500.00

Joe Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

013250

IDENTIF. A REFERENCE

WARRANTY DEED

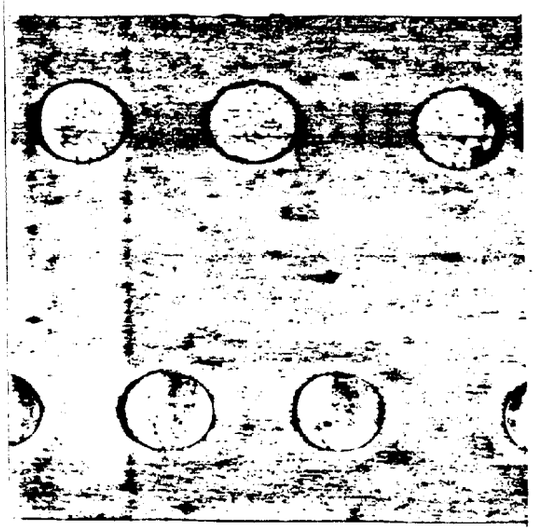
95 DEC 12 AM 10:31
FELIX Z. HARWELL REGISTER
DAVIDSON COUNTY, TN.

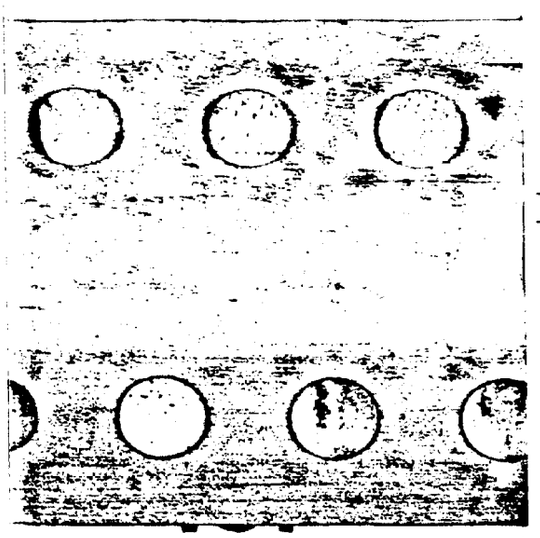
FROM WILLIAM E. KNESTRICK AND WIFE, MARY KNESTRICK

TO JOE KELLEY AND WIFE, MARGARET C. KELLEY

7408 12/12 0101 03CHECK 357.25

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9885 PG 979

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 962500.00
CON TX 3561.25
PRFEE 1.00
WDEED 8.00
TOTAL 3570.25
CHECK 3570.25

12/12/95 01 10:30 0001 7408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013250
IDENTIF. # REFERENCE

95 DEC 12 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985877