Box 19B
96-1-14

WARRANTY DEED

BOOK 9917 PG 996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

Larry Ben Gentry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 96

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY BEN GENTRY (NAME)	BILTMORE MORTGAGE CORPORATION (NAME)	MAP 119-06
92 Elberta Street (ADDRESS)	4301 Hillsboro Road, Suite 300 (ADDRESS)	PARCEL 055
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	FB 06DA-14609

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, BETTY J. KELLY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY BEN GENTRY, A SINGLE PERSON

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:

LAND in the Sixth, formerly 9th, Civil District of Davidson County, Tennessee, being the West part of an unnumbered tract marked "Jackson" on the Plan of Sterling Subdivision, Section One, as of record in Book 1424, Page 97, Register's Office for Davidson County, Tennessee, and the westerly one-half of a strip of ground marked "Reserved" on the Plan of Sterling Heights, Section II, as of record in Book 1424, Page 104, said Register's Office, described together as follows:

BEGINNING at a point at the northeasterly corner of Miller Street and Elberta Street; thence, with the northerly margin of Elberta Street, South 88 degrees 15 feet East 81 feet to a point; thence, North 4 degrees 30 feet East 149 feet, more or less, to a point; thence, North westwardly with the South line of Lots Nos. 16 and 17 on the Plan of Sterling Heights, Section II, 81.18 feet to a point in the easterly margin of Miller Street; thence, with the easterly margin of Miller Street, South 4 degrees 30 feet West 150.12 feet to the point of BEGINNING.

BEING the same property conveyed to Milton R. Kelly and wife, Betty J. Kelly, by Deed from Thomas E. Durham, Jr., and wife, Lavon P. Durham, of record in Book 5495, Page 292, Register's Office for Davidson County, Tennessee. The said Milton R. Kelly having since died. The said property was further

CONTINUED

unimproved ( )
This is improved (X) property, known as 92 Elberta Street, Nashville, TN 37210
(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 12th day of January 19 96

Betty J Kelly
BETTY J. KELLY

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 BETTY J. KELLY, AN UNMARRIED WOMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 12th day of January, 1996.

Notary Public

My Commission Expires: 3/27/99

LEGAL DESCRIPTION CONTINUATION

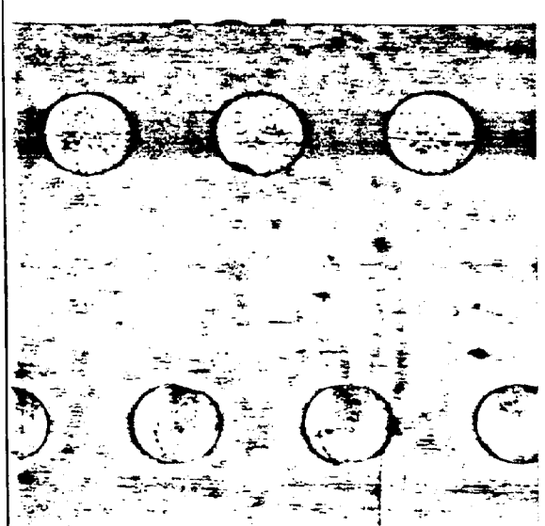
conveyed to Charles Rains and wife, Betty Jean Rains, by Quitclaim Deed from Betty J. Kelly, of record in Book 7916, Page 840, said Register's Office. The said parties having since divorced by Final Decree of record in Minute Book 242B, Page 1157, File No. 94D-4070, in the Fourth Circuit Court for said County. The said property was further conveyed to Betty J. Kelly, by Quitclaim Deed from Charlie D. Rains, Jr. (being the same person as Charles Rains), of record in Book 9729, Page 184, said Register's Office.

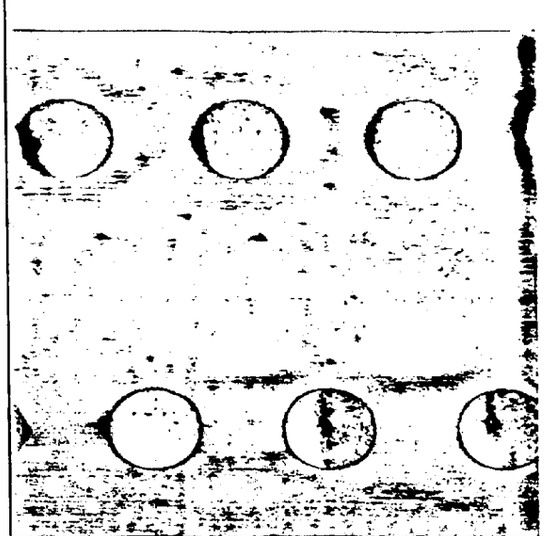
THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

96 JAN 16 AM 10:57
FILED & RECORDED
DAVIDSON COUNTY, TN.

7229 01/16 2:01 03CHECK 243.95

0140902
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9917 PG 998

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 63500.00
CON TX 234.95
PRFEE 1.00
MDEED 3.00
TOTAL 243.95
CHECK 243.95

01/16/96 01 10:59 0001 7829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140902
IDENTIFICATION REFERENCE

96 JAN 16 AM 10:57
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 996139

1.16.96

Void

BOOK 9917PG999

