This instrument prepared by:

BOOK 9927 PG 277

A. RUSSELL BROWN, Attorney at Law
112 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

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The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

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WARRANTY DEED

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RESPONSIBLE TAXPAYER AND PROPERTY OWNER:
JAMES P. KLIMEK
605 SWANEE STREET
LAFAYETTE, TN 37083

MAP: 82-3 PARCEL: 90

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FOR AND IN CONSIDERATION of SIX THOUSAND AND NO/100 DOLLARS ($6,000.00), cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, **LEONARD KELLY**, have bargained and sold, and by these presents do transfer and convey unto **JAMES P. KLIMEK**, his heirs and assigns, a certain tract or parcel of land in the _____ Civil District of Davidson County, Tennessee, as follows:

BEING Lot NO. 156 on the Plan of Sharpe & Horn's Second Addition, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

SAID Lot No. 156 fronts 50.0 feet on the westerly margin of North Second Street and extends back between parallel lines 145.0 feet to an alley.

This is improved property, known as 920 N. 2nd Street, Nashville, Tennessee 37207.

Being the same property conveyed to Leonard Kelly by quitclaim deed from DeMorris Stewart, dated January 16, 1996, and of record in Deed Book 9921, Page 158, Register's Office, Davidson County, Tennessee.

1996 taxes shall be paid by Grantee.

Possession with deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **JAMES P. KLIMEK**, his heirs and assigns, forever. And I covenant with the said **JAMES P. KLIMEK**, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said **JAMES P. KLIMEK**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 23rd day of January, 1996.

Leonard Kelly
LEONARD KELLY

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STATE OF TENNESSEE)
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LEONARD KELLY**, the bargainor with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE in Lafayette, Tennessee, this 23rd day of January, 1996.

Shirley Day
NOTARY PUBLIC

SHIRLEY DAY NOTARY PUBLIC AT LARGE MACON CO. TENN.

MY COMMISSION EXPIRES:

10/18/99

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 6000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Patricia Wilson
AFFIANT

Subscribed and sworn to before me this 25th day of January, ~~1996~~. 1996

L. Chandler Dep Reg
REGISTER OR ~~NOTARY~~

MY ~~COMMISSION~~ EXPIRES:

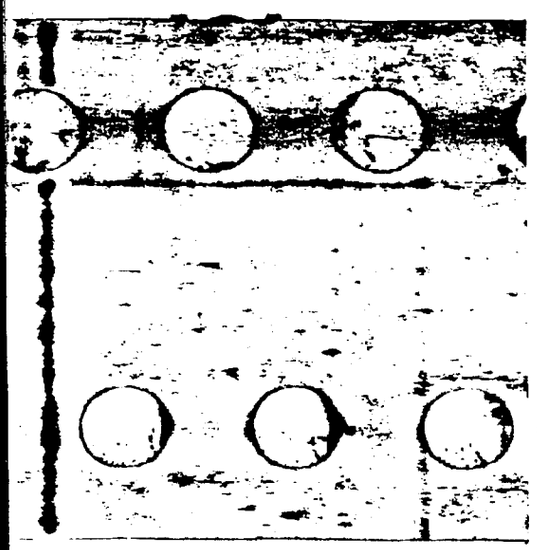
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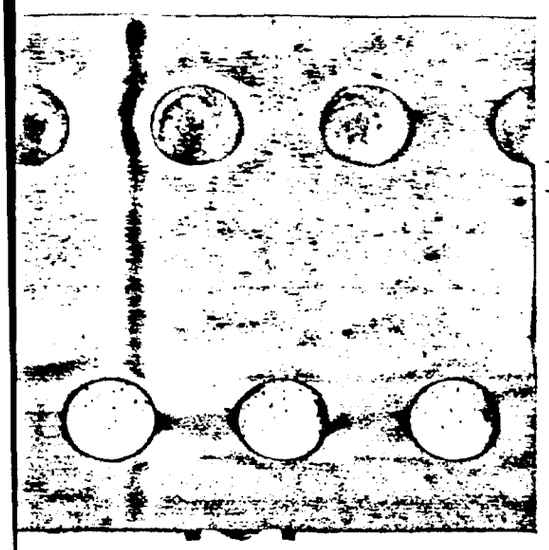
0144005
IDENTIF. ↑ REFERENCE

96 JAN 25 PM 12:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1187 01/25 0101 03CHECK 31.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 6000.00
CON TX 22.20
PRFEE 1.00
WDEED 8.00
TOTAL 31.20
CHECK 31.20

01/25/96 01 12:10 0001 1187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144005
IDENTIF. ↑ REFERENCE

96 JAN 25 PM 12:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999454