This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
2780 Highway 31W
White House, TN 37188

Mail

PAGE 9967 PG 374

ADDRESS NEW OWNER:
Patrick J. Kellogg, Michelle M. Kellogg, and Billy J. Eaves
309 Connie Avenue
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 33 Gp 12
PARCEL 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert D. Moore and wife, Betty K. Moore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick J. Kellogg and wife Michelle M. Kellogg, and Billy J. Eaves, Married, as tenants by the entirety , 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 Davidson County, Tennessee, being Lot No. 224 on the Plan of Section I, Gatewood, as of record in book 3300, page 47 to 52, both inclusive, Register's Office for said County.
> Said lot No. 224 fronts 78 feet on the westerly side of Connie Avenue, as measured around a curve, and extends back 171.8 feet on the northerly line and 116 feet on the southerly line, to a dead line in the rear, being a broken line on which it measures 137.6 feet.
>
> Being the same property conveyed to Robert D. Moore and wife Betty K. Moore , by deed from John O. Billington and wife Sandra L. Billington of record in Book 4585, Page 359, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3370, Page 121 and amended in Book 3375, page 249 and in 3398, page 438, said Register's Office.

This conveyance is subject to minimum building setback, public utility easement, and utility anchor easement, of record in Book 3300, Pages 47 thru 52, said Register's Office.

This is improved property known as 309 Connie Avenue, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Patrick J. Kellogg and wife Michelle M. Kellogg, and Billy J. Eaves, Married, their heirs and assigns, forever; and we, Robert D. Moore and wife, Betty K. Moore 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of February, 1996.

Robert D. Moore

Robert D. Moore

Betty K. Moore

Betty K. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert D. Moore and wife, Betty K. Moore the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of February, 1996.

Laconya L. Vaden

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

Patrick J. Kruse

AFFIANT

Subscribed and sworn to before me this 29th day of February, 1996.

Laconya L. Vaden

NOTARY PUBLIC
My Commission Expires:

My Commission Expires July 25, 1998

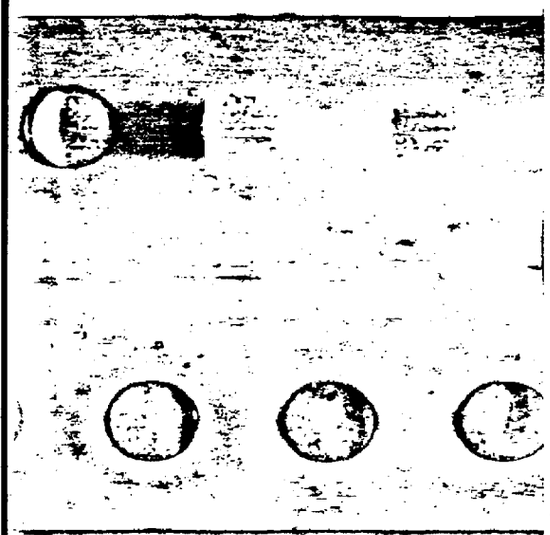
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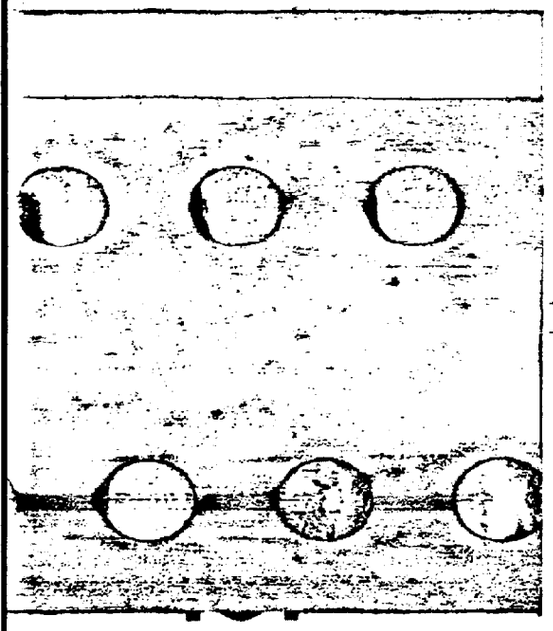
015651

IDENTIF. & REFERENCE

96 MAR -4 PM 3:44

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9967 PG 376

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156551
IDENTIF. & REFERENCE

96 MAR -4 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1012678