BOOK 10066 PG 982 7045-M

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

James M Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 96.

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Kelley	Franklin American Mortgage Company	51-3-149
(NAME)	(NAME)	
415 Chadwell Drive	214 Overlook Court, Suite 150	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, Tennessee 37115	Brentwood, Tennessee 37027	
(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, WE, Greg B. Stamps and wife, Kerrey G. Stamps

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Kelley, 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 Davidson County, Tennessee, being 49 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Greg B. Stamps and wife, Kerrey G. Stamps by deed from Sarah A. Stamps, unmarried, filed of record in Book 9605, page 529, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

0187037
IDENTIF. & REFERENCE

96 MAY 30 PM 2:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 415 Chadwell Drive, Madison, Tennessee 37115

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 their hand s this 28th day of May, 19 96.

Greg B. Stamps
Greg B. Stamps

Kerrey G. Stamps
Kerrey G. Stamps

7045-M

STATE OF TENNESSEE
COUNTY OF Davidson

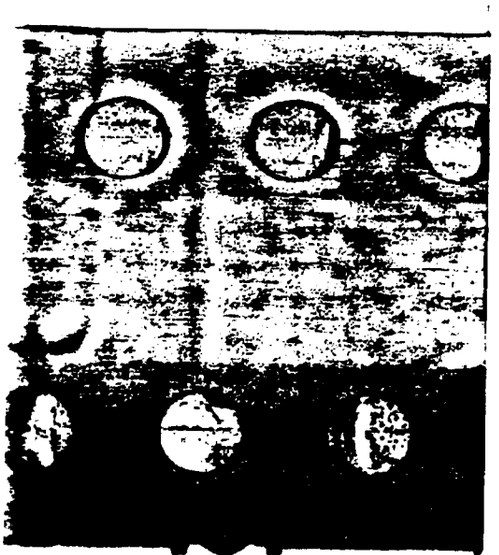
Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Greg B. Stamps and wife, Kerrey G. Stamps the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 28th day of May, 1996.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

7325 05/30 2101 03CHECK 268.00





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 984

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			05/30/96 01	14:31 0001 7325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187037
IDENTIF. ↑ REFERENCE

96 MAY 30 PM 2 28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 1045228