THIS INSTRUMENT PREPARED BY: 10098:724
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125 FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

SAME

NAME OF MORTGAGEE:

ADDRESS NEW OWNERS: Edna Jane Kelley
3202 Rosehaven Dr
Ashland, TN 37211

MAP 118 GROUP 4 PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY FIVE THOUSAND AND NO/100 ($55,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, TERRI GARNER (ONE AND THE SAME AS TERRI RENEA GARNER) has this day bargained and sold and does hereby transfer and convey unto ARCHIE C. KELLEY, JR. AND WIFE, EDNA JANE KELLEY their heirs and assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Plan of Hurdwood Heights, Section 2, of record in Plat Book 2330, page 38, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry Garner and wife, Terri Garner by warranty deed of Fred O. McCrary and wife, Christine A. McCrary of record in Book 5703, page 502, Register's Office of Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of Terri Renea Garner V. Larry Dale Garner #88D-2612, Fourth Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 8901, page 696, Register's Office of Davidson County, Tennessee, said property vested in Terri Renea Garner.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Archie C. Kelley, Jr. and wife, Edna Jane Kelley, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Archie C. Kelley, Jr. and wife, Edna Jane Kelley, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said pro rata part thereof to grantees who will be responsible for the payment of said taxes whey they become due and payable. Map 118-4 Parcel 110

2. Matters appearing on the Plan of Hurdwood Heights Subdivision, Section 2, of record in Plat Book 2330, page 38, Register's Office of Davidson County, Tennessee, including the following: (a) 50 foot minimum building setback line from Rosehaven Drive; (b) 10 foot public utility easement along the westerly and northerly boundary lines.

AND GRANTOR FURTHER COVENANTS and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to said property, to the said Archie C. Kelley, Jr., and wife, Edna Jane Kelley their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand, on this the 20th day of JUNE, 1996.

Terri Garner
TERRI GARNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared TERRI GARNER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin,Tennessee, on this the 20TH day of JUNE, 1996.

Cynthia M. Beard
NOTARY PUBLIC

(SEAL)

My Commission Expires:
Jan. 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00 .

Edna J. Kelley

Sworn to and subscribed before me, on this the 20TH day of JUNE, 1996.

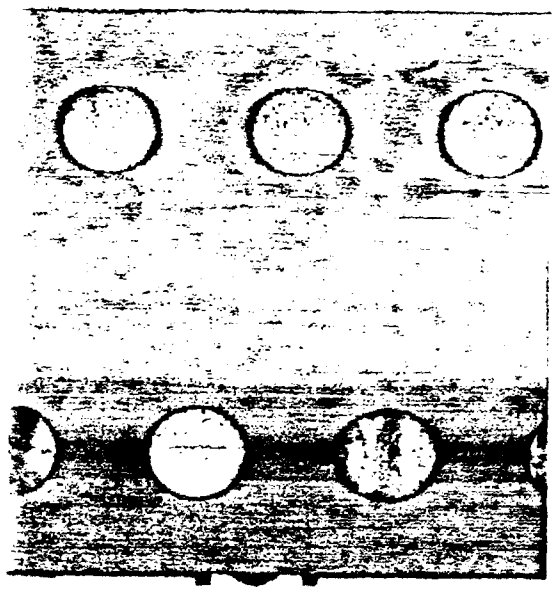
Cynthia M. Beard
NOTARY PUBLIC

(SEAL)

My Commission Expires:
Jan. 25, 1998

0196595
RECEIVED FOR REFERENCE
96 JUN 26 AM 9:21
REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
7686 06/26 0101 03CHECK 212.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10095 PG 726

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

06/26/96 01 09:36 0001 7686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196595
IDENTIF. ↑ REFERENCE

96 JUN 26 AM 9:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055446