BOOK 10105 PG 528

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard D. Floyd, Sr., et ux 300 28th Street Old Hickory, Tn 37138	Same as New Owner	Map 53-8 Parcel 130 Field Book LW 02545

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BERNEST KELLEY and wife, LEONA KELLEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD D. FLOYD, SR. and wife, DANUAH E. FLOYD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 6, Block No. 17, in the Dabbs and Elliott Subdivision, as per Plan of said subdivision recorded in Book 547, page 127, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 50 feet on the south side of 28th Street and runs back between parallel lines 144 feet to a 10 foot alley in the rear.

BEING the same property conveyed to Bernest Kelley and wife, Leona Kelley, by Quitclaim Deed from Leona Kelley, Conservator of the person and of the estate of Melinda Kay Trawick, of record in Book 9694, page 741, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 300 28th Street, Old Hickory, TN 37138.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the Plan of record in Book 547, page 127, said Register's Office.

95 JUL -1 PM 1:47

REGISTER
DAVIDSON COUNTY, TENN.

91988678

And WE, the GRANTORS, 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.

WITNESS our hands on this the 28th day of June, 1996.

BOOK 10105 PG 529

"GRANTORS"

Bernest Kelley
BERNEST KELLEY

Leona Kelley
LEONA KELLEY

"GRANTEES"

Richard D. Floyd Sr.
RICHARD D. FLOYD, SR.

Danuah E. Floyd
DANUAH E. FLOYD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNEST KELLEY and wife, LEONA KELLEY, and RICHARD D. FLOYD, SR. and wife, DANUAH E. FLOYD, 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, at office, this the 28th day of June, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

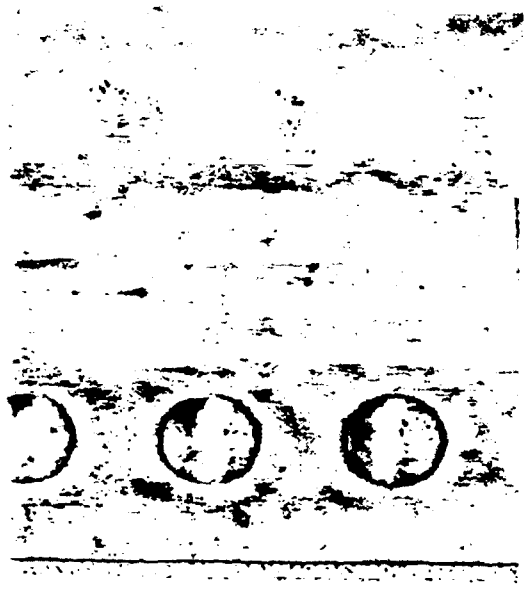
Richard D. Floyd Sr.
Affiant

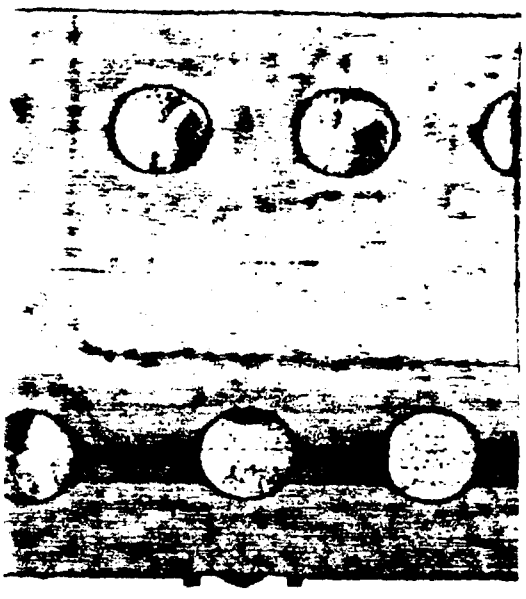
Sworn to and subscribed before me, this the 28th day of June, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

[illegible] 1996 DECEMBER 101.50





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 530

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
TOTAL	101.50
CHECK	101.50

07/01/96 01 13:50 0001 9892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198678
IDENTIF. & REFERENCE

96 JUL -1 PM 1:47

REGISTER
DAVIDSON CO. TN.

No. 1057632