ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Joe G. Simmons	Source One Mortgage Services Corporation	MAP and PARCEL
	Attn: Tax Dept.	
2501 David Drive	27555 Farmington Road	095-08-0-144.00
Nashville, TN 37214	Farmington Hills MI 48334	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Edgar Kelly, Jr. and Sammye D. Kelly, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Joe G. Simmons, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 44 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Edgar Kelly, Jr. and wife, Sammye D. Kelly, by deed from Glencliff Homes, Inc., of record in Book 2485, Page 597, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2501 David Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2133, Pages 117, 118 & 119, said Register's office and all matters therein.

0200654
IDENTIF. & REFERENCE

96 JUL -5 PM 1:04

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $91,500.00

Affiant

Subscribed and sworn before me this 28th day of June, 1996.

My Commission Expires: 6/25/96

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **June, 1996.**

Edgar Kelly, Jr.

Sammye D. Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Edgar Kelly, Jr. and Sammye D. Kelly, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

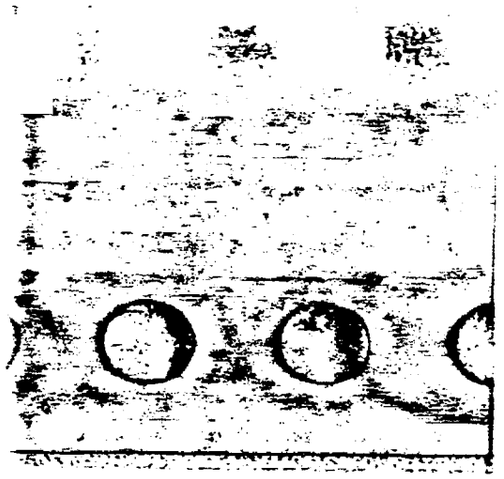
Witness my hand and official seal at **Nashville,**, Tennessee, this **28th** day of **June, 1996.**

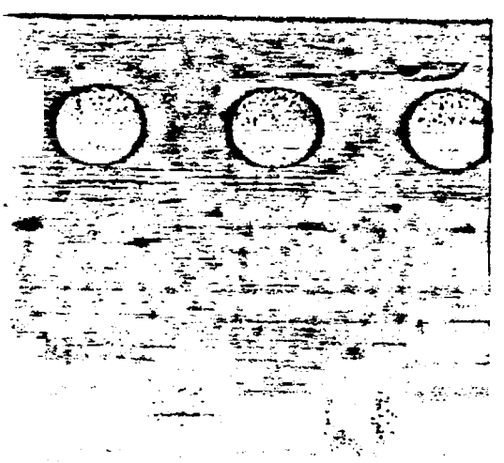
Notary Public
My Commission Expires: 5/28/98

File No. 9606-240

2023 07/25 0101 03CHECK 347.55

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





RECEIVED OF _____

FOR _____

BOOK 10112 PG 466

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 91500.00
				CON TX 338.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 347.55
				CHECK 347.55
			07/05/96 01	13:09 0001 2023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0200654

96 JUL -5 PM 4:04

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

No. 1059749