BOOK 10113 PG 606

56

WARRANTY DEED

96 JUL -8 PM 2:12

REGISTER
DAVIDSON CO. TN.

02011110

IDENTIF. & REFERENCE

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **18th** day of **June, 1996** by and between

LARRY KELLY and JOYCE KEELER KELLY ,

hereinafter referred to as Grantor, and

0707 07/08 0101 030-EB4 194.00

ERIK KORN , UNMARRIED

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 138 ON THE MAP OF SHELBY VILLAGE, NO. TWO, AS OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF FULTON STREET, A CORNER OF LOTS NOS. 138 AND 139; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 84 FEET TO A POINT, A CORNER OF LOT NO. 158; THENCE WITH THE LINES BETWEEN LOTS NOS. 138 AND 158 NORTHEASTERLY 90 FEET TO THE SOUTHWESTERLY MARGIN OF SOUTH 15TH STREET; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY 67.9 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A WESTERLY DIRECTION 34.7 FEET TO THE SOUTHEASTERLY MARGIN OF FULTON STREET; THENCE WITH THE MARGIN OF THE SAME SOUTHWESTERLY 40.2 FEET TO A POINT AND CONTINUING WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 24 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LARRY KELLY AND JOYCE KEELER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP. OF RECORD IN BOOK 7465, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JOYCE KEELER NOW KNOWN AS JOYCE KEELER KELLY.
BEING THE SAME PROPERTY CONVEYED TO LARRY KELLY AND JOYCE KEELER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM DAVID B. LOCKE OF RECORD IN BOOK 7465 PAGE 122 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

L.K. L.K.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

LARRY KELLY

JOYCE KEELER KELLY

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LARRY KELLY and JOYCE KEELER KELLY**, the within named 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 instrument for the purpposes therein contained.

Witness my hand, at office, this 25th day of **June, 1996**.

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$50,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

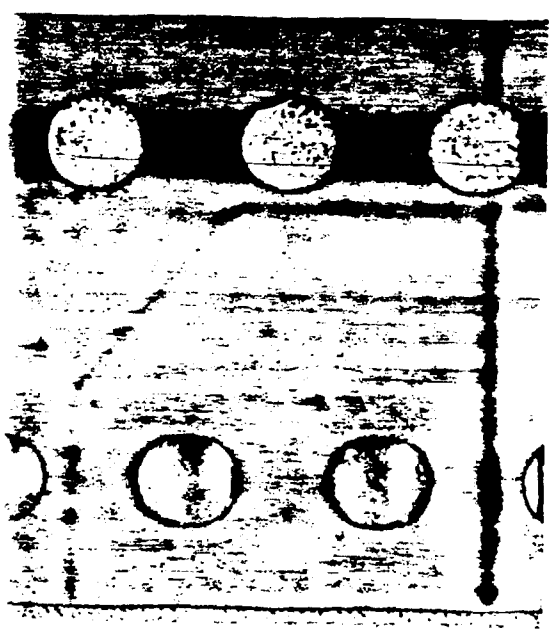
Affiant

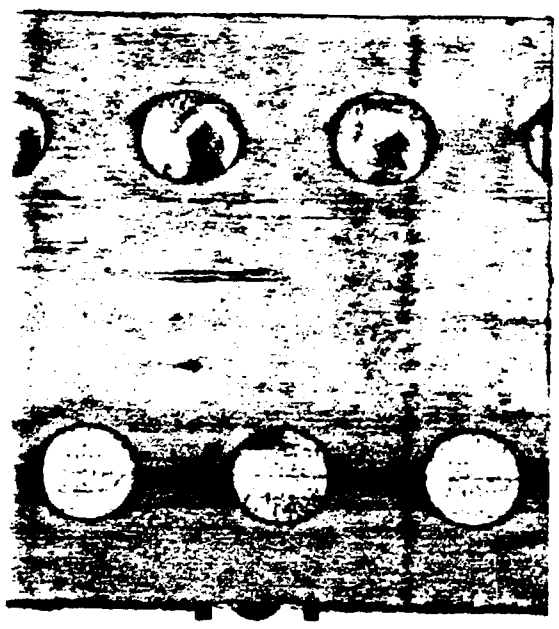
Subscribed and sworn to before me this 25th day of **June, 1996.**

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	ERIK KORN 1430 FULTON STREET NASHVILLE, TN 37206	1430 FULTON STREET NASHVILLE, TN 37206 MAP PARCEL NUMBER 94-1-358





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10113 PG 608

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

07/08/96 01 14:18 0001 2509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02011110
IDENTIF. ↑ REFERENCE

96 JUL -8 PM 2:12

REGISTER
DAVIDSON CO. TN.

No. 1060227