BOOK 10139 PG 228 50x50B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Linda Kay Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-7-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Kay Russell (NAME)	First American National Bank (NAME)	150-7-272
3335 Oak Trees Ct (ADDRESS)	First American Center (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237-1701 (CITY) (STATE) (ZIP)	

FOR AND 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, Terence M. Kelly and wife, Barbara M. Kelly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Kay Russell, an unmarried 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 Lot No. 24-A on the plan of the zone lot division, Lot 24, Lakeshore Woods, Section 2, of record in Plat Book 6250, page 485, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24-A fronts 83.98 feet on the westerly margin of Oak Trees Court, and extends back between lines 62.50 feet on the southerly line and 134.39 feet on the northerly line to a line in the rear, measuring 39.37 feet thereon.

BEING the same property conveyed to Terence M. Kelly and wife, Barbara M. Kelly by deed from CDT Properties, LTD, a Tennessee limited partnership, of record in Book 6708, page 434, Register's Office for Davidson County, Tennessee.

0209318
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 1:47
FELIX Z. WALSH, II REGISTER
DAVIDSON COUNTY, TN.

1437 07/31 0101 03CHECK 227.30

unimproved ( )
This is improved (X) property, known as 3335 Oak Trees Ct, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand & this 26th day of July, 19 96

Terence M. Kelly by Barbara M. Kelly
Terence M. Kelly

Barbara M. Kelly
Barbara M. Kelly

STATE OF TENNESSEE
Davidson County

BOOK 10139 PG 229

Personally appeared before me, The UNDERSIGNED, a Notary Public in and for said County and State, the within named BARBARA M. KELLY

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26 day of July 1996.

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

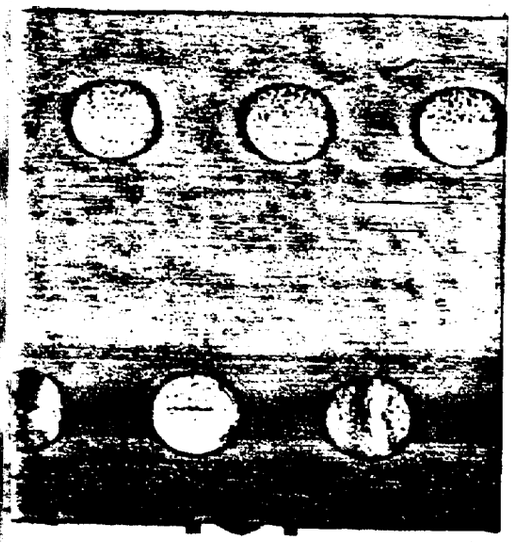
On this 26 day of July, 1996, personally appeared before me, BARBARA M. Kelly, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Terence M. Kelly and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 26 day of July, 1996.

My commission expires: 5-5-99

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 230

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/96 01 13:50 0001 1437

0209318
IDENTIF. # REFERENCE

96 JUL 31 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069026