BOOK 10250 PG 779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 187,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-97
(AFFIX SEAL)

NOTARY PUBLIC
JILL J. MILLER
DAVIDSON COUNTY
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher P. Kelly (NAME)	SAME (NAME)	129-1-17
6592 Jocelyn Hollow Road (ADDRESS)	(NAME)	08D271555
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Ruth D. Philbin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher P. Kelly and wife, Virginia M. Kelly

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:

BEING Lot No. 768 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, Pages 14 and 15, Register's Office for said County.

SAID Lot No. 768 is described as beginning at a point on the southerly margin of Jocelyn Hollow Court, the northwest corner of this lot; thence with the margin of said Court, eastwardly 141.1 feet to the beginning of a curve; thence along said curve, southeastwardly 29 feet to the beginning of another curve; thence continuing with said curve, southeastwardly 19.6 feet to the beginning of another curve, and continuing with said curve, southwardly 144.1 feet to a point on the westerly margin of Jocelyn Hollow Road; thence with said Road, southwardly 102 feet to a point; thence north 69° 41' west 240 feet to a concrete monument; thence north 18° 42' east 251.9 feet to the beginning.

Being part of the same property conveyed to Thomas S. Philbin and wife, Ruth D. Philbin by deed from J. B. Rucker and wife, Pearl M. Rucker of record in Book 2694, Page 391, Register's Office for Davidson County, Tennessee. Thomas S. Philbin having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

IDENTIF. ↑ REFERENCE 0243862

96 NOV -5 PM 3:57
FELIX E. WALKER III REGISTER
DAVIDSON COUNTY, TN.

8385 11/05 0101 03CHECK 701-83

This is improved ( ) unimproved ( ) property known as 6592 Jocelyn Hollow Road, Nashville, TN 37205
(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 my hand this 31st day of October 19 96

Ruth D. Philbin

Ruth D. Philbin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth D. Philbin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October 19 96.

Commission expires 11-20-96

Notary Public

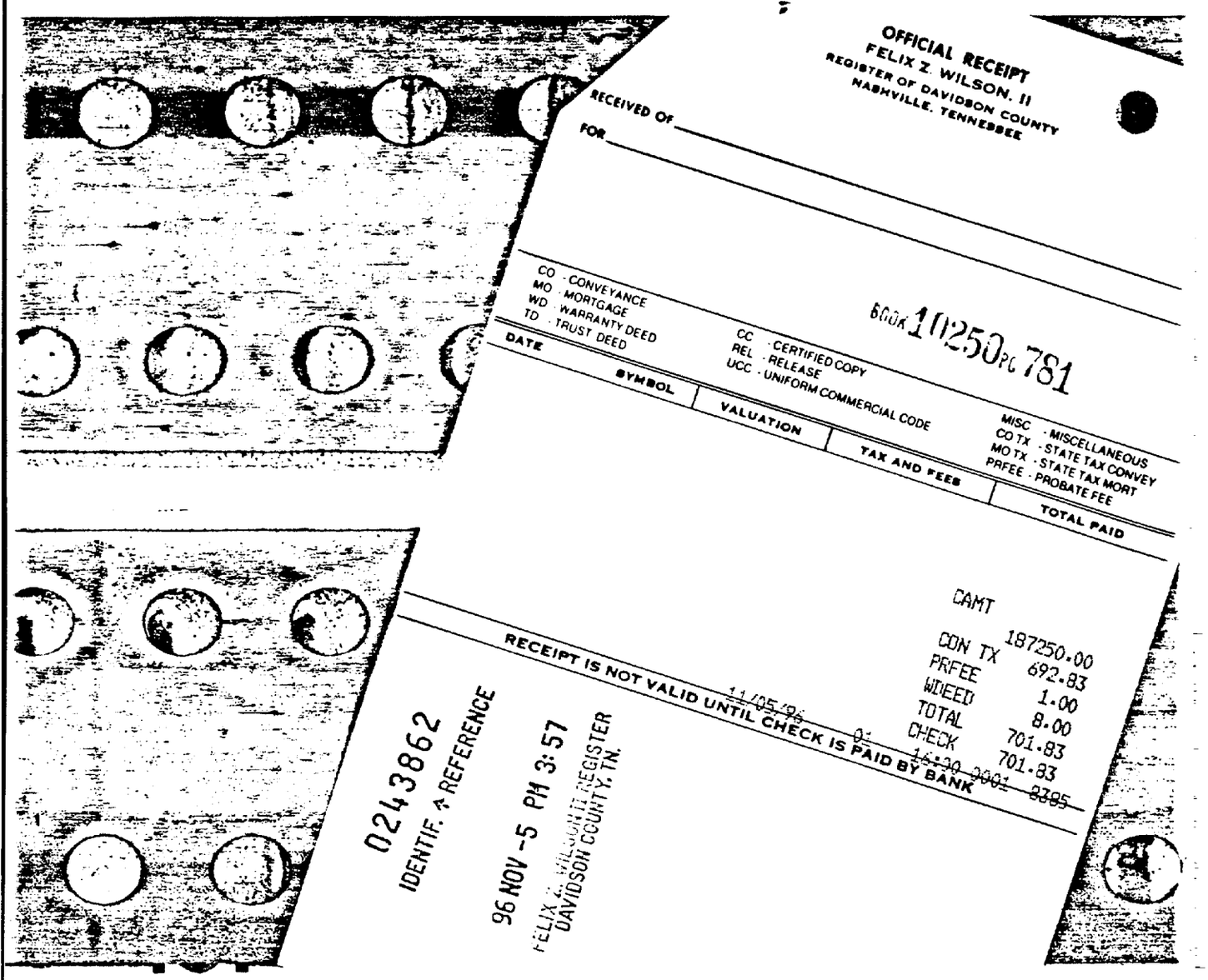
STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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



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

RECEIVED OF

FOR

BOOK 10250 PG 781

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
			CON TX 187250.00	
			PRFEE 692.83	
			WDEED 1.00	
			TOTAL 8.00	
			CHECK 701.83	701.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/05/96 01 15:30 2001 8385

0243862
IDENTIF. & REFERENCE

96 NOV -5 PM 3:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1085311