BOOK 10552 PG 735

This instrument was prepared by:
ROBERT L. ENGLISH
ATTORNEY AT LAW
Springfield, TN 37172
(from information supplied)

Send tax bills to:
SAME

Map & Parcel No.
2-00-0
1.00

New Owner

Kevin S. Eells
154 Clearview Av.
Bowling Green, Ky 42101

1887 08/01 0101 03CHECK 194.00

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **JAMES KENNETH EELLS**, Single, hereinafter called the Grantor, to **KEVIN S. EELLS**, hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantor has this day bargained and sold and do by these presents hereby sell transfer and convey unto the said Grantee, heirs and assigns, the following described real property, to-wit:

Situated at Ridgetop, in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the South margin of Highland Avenue, at the Northwest corner of a lot formerly owned by Tyler Calhoun and wife, now owned by Thomson and runs thence south 57° East 103 feet to a stake in the said Thompson line; thence south 44-1/2° West 101.5 feet to an oak stump; thence South 17-1/2° East 367 feet to a stake; thence South 42-1/2° West 146 feet to an oak tree; thence North 82-1/2° West 133.5 feet to an oak tree; thence North 10-3/4° West 175.5 feet to an oak tree; thence North 32-3/4° West 226.5 feet to a stake in the South edge of said Avenue; thence along the South edge or margin of said Avenue, North 52° 25' East, 333 feet to the beginning, containing 2.9 acres, more or less.

AND BEING the same property conveyed to James Kenneth Eells and wife, Dona Jane Eells by Paul B. Prescott and wife, Karen P. Prescott, in a deed appearing of record in Deed Book No. 5215, page 894, Register's Office for Davidson County, Tennessee. The said James Kenneth Eells and Dona June Eells are now divorced. The said Dona June Eells conveyed her interest in said land to James Kenneth Eells in a deed appearing of record in Deed Book 9312, page 366, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever. The said Grantor covenant with the said Grantee, heirs and assigns: 1) That he is lawfully seized in fee

of said land; 2) That he has a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION shall be given with delivery of deed.

TAXES for the current year shall be pro-rated to date of deed.

DATED this 29th day of July, 1997 at Springfield, Tennessee.

James Kenneth Eells
JAMES KENNETH EELLS

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES KENNETH EELLS, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 29th day of July, 1997 at Springfield, Tennessee.

My commission expires: 8-29-2000

Karen R Hamill
NOTARY PUBLIC

NOTARY PUBLIC

* * * * * * * * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $ 50,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James K. Eells
AFFIANT

Subscribed and sworn to before me, this 1 day of August, 1997.

L. Chandler, Dep. Reg
REGISTER or NOTARY PUBLIC

0332943
IDENTIFICATION REFERENCE
PICK-UP
97 AUG -1 PM 1:47
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10552 PG 737

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
08/01/97 01 13:46 0001 1887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332943
IDENTIFICATION REFERENCE

97 AUG -1 PM 1:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181513