BOOK 10720 PG 11

| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: | [MAP-PARCEL NOS. ] |
|---|---|---|
| [Sher Powers | [NEW OWNER | [ ] |
| [3829 Sentinel Drive | [ | [Map 103-04 ] |
| [Nashville, TN 37209 | [ | [Parcel 331.00 ] |
| [ | | ] |
| [This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont | | ] |
| [Boulevard, Suite 115, Nashville, Tennessee 37205 97-12-4712 | | ] |
| [ | | ] |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Mark A. Kelley, and wife, Janice K. Kelley, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Sher Powers, an unmarried woman, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Second Revised Valley View, of record in Book 2331, page 113, Register's Office for said County.**

**Said Lot No. 18 fronts 50 feet on the southwesterly margin of Sentinel Drive and extends back 210 feet on the northwesterly line and 201.4 feet on the southeasterly line to the right of way of N.C. and St. Louis Railroad Branch, measuring 52.3 feet therein.**

**Being the same property conveyed to Mark A. Kelley and wife, Janice K. Kelley by Warranty Deed from Hal E. Wilson, Jr. and wife, Martha F. Wilson of Record in Book 7799, page 61, Register's Office of Davidson County, Tennessee.**

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3829 Sentinel Drive, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $51,000.00.

Affiant

[Subscribed and sworn to before me this
[12th day of December, 1997

Notary Public

[My Commission Expires: 1-24-98

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

97 DEC 15 AM 9

FELIX Z. [illegible]
DAVIDSON COUNTY

97119826

IDENTIFICATION REFERENCE

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

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of December, 1997.

**Mark A. Kelley**

**Janice K. Kelley**

**STATE OF TENNESSEE}**
**COUNTY OF NASHVILLE}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Kelley and wife, Janice K. Kelley the within named bargainors, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this day 12th of December, 1997.**

NOTARY PUBLIC

**My Commission Expires:** 1-29-98

A:\DBOYD\WARRDEED\KELLEY.WD

0841 12/15 0101 03CHECK 197.

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10720 PG 13

| | | |
|---|---|---|
| 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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/15/97 01 09:14 0001 0841

03779826
IDENTIFICATION REFERENCE

DEC 15 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1231604