WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 10,000.00

Ronnie Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 19 98

Catherine C. Herstel
Notary Public

MY COMMISSION EXPIRES: 11/30/2001
(AFFIX SEAL)

CATHERINE C. HERSTEL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

RETURN TO: FILE BOX 40-A

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
RONNIE KELLEY	SAME	59-16-187
320 South 11th Street		
Nashville, Tennessee		

FOR AND IN 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, AFFILIATED BUILDING SERVICES, INC. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE KELLEY 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 13 on the plan of Hickory Heights, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 22nd, 1948, as follows:

Beginning on the westerly margin of Manila Street at the common corner of lots Nos. 12 and 13, said beginning point also being 490.5 feet south of the north line of said subdivision; thence with the line between lots Nos. 12 and 13, westwardly 150 feet; thence northwardly 50 feet to the corner of lots Nos. 13 and 14; thence with the line between said lots, eastwardly 150 feet to the westerly Margin of Manila Street; thence with the said street, southwardly 50 feet to the point of beginning.

BEING the same property conveyed to the grantor herein by deed from Thomas G. Whitley of record in Book 10674, page 624, Register's office for Davidson County, Tennessee.

THIS IS IMPROVED ( ) UNIMPROVED (X) PROPERTY KNOWN AS:

2845 Old Matthews Road, Nashville, Tennessee
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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(s) this the s day of 11th of December, 19 97.

AFFILIATED BUILDING SERVICES, INC.

BY: Patricia S. Carden

Patricia S. Carden, President

BOOK 10803 PG 570

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, _____, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karmora S. Carder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be President (or other officer authorized to execute this instrument) of the Affiliated Building Services Inc., the within named bargainor, a corporation, and that She as such President, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by herself as President.

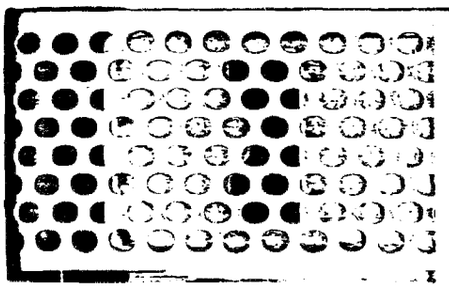
WITNESS my hand and seal, at office in Nashville, this the _____ day of _____, 1998.

Karmen M. Saylor
NOTARY PUBLIC

My Commission Expires: 4-24-02

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RECEIVED FOR REFERENCE
98 FEB 20 PM 4:21

6159 02/20 0101 03CHECK 46.00



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

RECEIVED OF _____

FOR _____

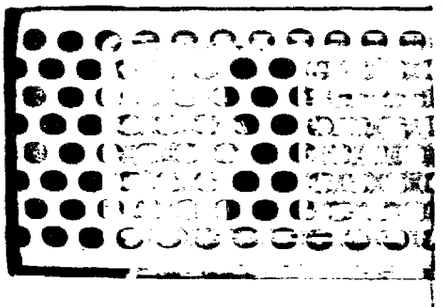
BOOK 10803 PG 571

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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
TOTAL	46.00
CHECK	46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0403265
ILLEGIB. ← REFERENCE
98 FEB 20 PM 4:21
ILLEGIBLE
DAVIDSON COUNTY, TN

No. 1256650