(1) 56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 10827 PG 884

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **2nd** day of **March, 1998** by and between

RONNIE KELLEY ,

hereinafter referred to as Grantor, and

LINDA J. LAYCOCK, AN UNMARRIED WOMAN, and ROSEANNA J. MEYERS, AN UNMARRIED WOMAN ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT 126 AND THE WESTERLY PART OF LOT NO. 125 ON THE MAP OF BRYAN'S ADDITION TO EDGEFIELD, NOT OF RECORD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BERRY STREET, 383 1/3 FEET WEST OF THE WESTERLY MARGIN OF MERIDIAN STREET, OR AVENUE, SAID POINT BEING 33-1/3 FEET WEST OF THE CORNER OF LOTS NOS. 124 AND 125; THENCE SOUTHERLY 165 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF THE SAME WESTERLY 33-1/3 FEET; THENCE NORTHERLY 165 FEET TO THE SOUTHERLY MARGIN OF BERRY STREET; THENCE WITH THE MARGIN OF THE SAME EASTERLY 33-1/3 FEET TO THE BEGINNING.
BEING ALL THE SAME PROPERTY CONVEYED TO RONNIE S. KELLEY BY DEED FROM ROGER L. NEWLAND OF RECORD IN BOOK 10756 PAGE 141 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Ronnie Kelley
RONNIE KELLEY

98 MAR -6 PM 4:10

0409337
IDENTIF. & REFERENCE

BOOK 10827 PG 885

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RONNIE KELLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **March, 1998**.

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

Commission Expiration: _____

My Commission Expires JAN. 29, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$70,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jacqueline G. Braun
Affiant

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Subscribed and sworn to before me this **2nd** day of **March, 1998.**

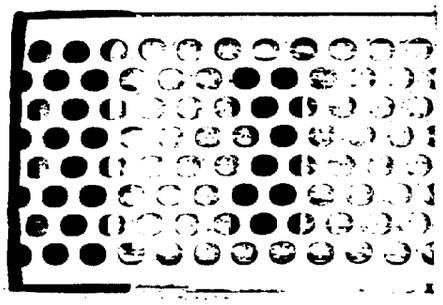
Notary Public

My Commission Expires JAN. 29, 2000

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	LINDA J. LAYCOCK ROSEANNA J. MEYERS 216 BERRY STREET NASHVILLE, TN 37207	216 BERRY STREET NASHVILLE, TN 37207 MAP PARCEL NUMBER 82-7-253

258L 03/02 0101 02CHECK 269.00



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

RECEIVED OF _____

FOR _____

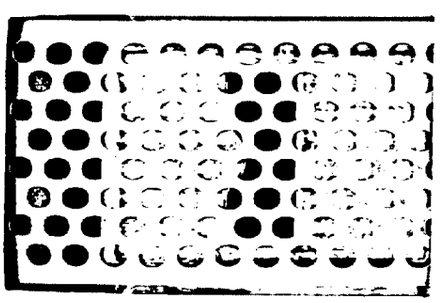
BOOK 10827 PG 886

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

CAPT	700.00
CO TX	385.00
PRFEE	2.00
MISC	5.00
TOTAL	280.00
OUTDU	262.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0409337
IDENTIF. # REFERENCE

98 MAR -6 PM 4:10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1262987