BOOK 10849 PG 500

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39763
Dav. Co. File: Box 8

98 MAR 23 PM 1:14

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04154 40

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melvin N. Keith Clarice M. Scalf 213 Lovell Street Madison, TN 37115	Mid State Financial Services 2021 Richard Jones Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 43-9-75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 69,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J.C. Kyle and spouse, Norma H. Kyle,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Melvin N. Keith and Clarice M. Scalf as joint tennants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot Nos. 13 & 14 of Block A on the Map of Overlook Estates of record in Book 843, page 105, said Register's Office.

SAID Lot Nos. 13 and 14 of Block A, adjoin and front together 100 feet on the northerly margin of Lovell Street and extends back between parallel lines 135 feet to a dead line./

BEING the same property conveyed to J.C. Kyle and wife, Norma H. Kyle, by deed from Federal National Mortgage Association, a corporation of record in Book 9833, page 106, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of J.C. Kyle and Norma H. Kyle by Terry Holleman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 213 Lovell Street, Madison, TN 37115

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 1998.

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J.C. Kyle

J.C. Kyle, By: Terry Holleman, Atty-In-Fact

Norma H Kyle

Norma H. Kyle, By: Terry Holleman, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69,900.00

Affiant

Sworn and subscribed before me on the 20th day of March, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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 **Terry Holleman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **J.C. Kyle** and **Norma H. Kyle**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: J.C. Kyle and Norma H. Kyle

TO: Melvin N. Keith and Clarice M. Scalf

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Terry Holleman, Affiant

Sworn to and subscribed before me this
20th day of March, 1998.

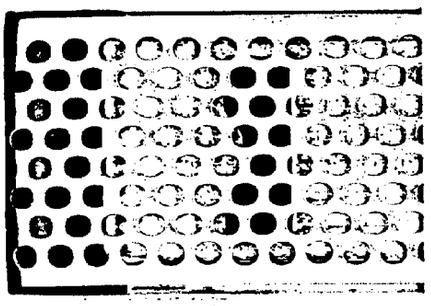
Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

9293 03/23 0101 03CHECK 271.63

Wldoc: PAS Exhib WD—9/91



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

RECEIVED OF _____

FOR _____

BOOK 10849 PG 503

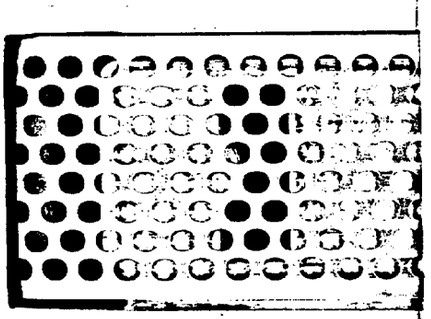
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 12.00
TOTAL 271.63
CHECK 271.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/98 01 13:13 0001 9293



041540
IDENTIF. & REFERENCE
98 MAR 23 PM 1:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1269630