Bk 2

BOOK 10913 PG 289

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***205,000.00

Affiant

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 1999

Subscribed and sworn to before me this 1st day of May, 1998.

Notary Public

My Commission Expires: 3-27-99

ADDRESS OF NEW OWNER

JOHN W. KELLEY, III
MELISSA A. KELLEY
4312 Colorado Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

MAP & PARCEL NOS.

MAP 103-4
PARCEL 244

2006 05/04 0101 03CHECK 767.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 ($***205,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, JOHN STEVEN AYERS, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN W. KELLEY, III and wife, MELISSA A. 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 the easterly 66.0 feet of Lot No. 4 of Block 15 on the Plan of Part of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to John Steven Ayers, unmarried, by deed from J. Rolff Zwiep and wife, Sara M. Zwiep, of record in Book 9518, page 821, Register's Office for Davidson County, Tennessee.

This is improved property known as 4312 Colorado Avenue, Nashville, Tennessee 37209.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of May, 1998.

JOHN STEVEN AYERS

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 JOHN STEVEN AYERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 1998.

Notary Public

My Commission Expires: 9/29/2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

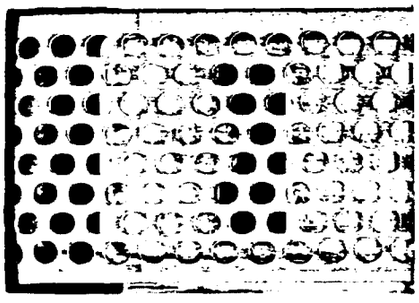
98 MAY -4 PM 1:48
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
043292B

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

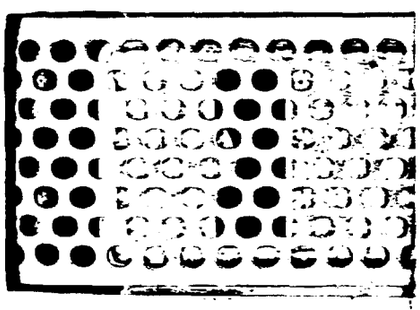
FOR _____

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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	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	767.50
			CHECK	767.50
05/04/98	01		13:51 0001	2006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0432928

IDENTIF. & REFERENCE

98 MAY -4 PM 1:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288079