File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10927 PG 585

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15526

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLARENCE LEE JONES, III (NAME)	RIGHT MORTGAGE COMPANY (NAME)	MAP 133-13
4716 Danby Drive (STREET ADDRESS OR ROUTE NUMBER)	325 West Main Street, Ste 200 (STREET ADDRESS)	PARCEL 124
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Lebanon, Tennessee 37087 (CITY) (STATE) (ZIP)	FB# 6DU 24950

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, MICHAEL L. KEGG AND WIFE, KIMBERLY M. KEGG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE LEE JONES, III, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Abbay Hall Section I, as of record in Plat Book 2331, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael L. Kegg and wife, Kimberly M. Kegg by deed from James G. Quiggins and wife, Carolyn R. Quiggins of record in Book 8493, page 941, said Register's Office. Michael L. Kegg and Michael Lynn Kegg are one and the same person. Kimberly M. Kegg and Kimberly Mitchell Kegg are one and the same person.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2331, page 18, said Register's Office.

043684

IDENTIF. ↑ REFERENCE

98 MAY 12 AM 11:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved XXX property, known as 4716 Danby Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of May, 19 98

MICHAEL L. KEGG

KIMBERLY M. KEGG

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10927 PG 586

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. KEGG AND WIFE, KIMBERLY M. KEGG with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of May, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 19 98.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MICHAEL L. KEGG AND WIFE, KIMBERLY M. KEGG

TO CLARENCE LEE JONES, III

6141 05/12 0101 03CHECK 453.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10927 PG 587

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	120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00
05/12/98	01		11:48 0001	6141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436841
IDENTIF. ↑ REFERENCE

98 MAY 12 AM 11:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1292162