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15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Elizabeth L. Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1998

Edward S. Kelly
Notary Public

MY COMMISSION EXPIRES: 9-18-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward S. Kelly, Jr., Attorney, P. O. Box 150349, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Elizabeth L. Kelly and Timothy A. Kelly, Co-Trustees (STREET ADDRESS OR ROUTE NUMBER)	TIMOTHY A. KELLY (NAME)	P/O Map 158
	9105 DONORA DRIVE (STREET ADDRESS)	Parcel 34
SAME (CITY) (STATE) (P O ZIP)	RICHMOND, VA 23229 (CITY) (STATE) (ZIP)	7D 37550

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~~, I, Edward S. Kelly,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth L. Kelly and Timothy A. Kelly, Co-Trustees of the Thomas A. Kelly Testamentary Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ all of my right, title and interest (being an undivided one-half interest) in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A - Legal Description

B684 06/10 0101 03CHECK 475.50

0448610
IDENTIF. & REFERENCE
98 JUN 10 PM 1:01
ELIZABETH ... REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved (X) improved ( ) property, known as Southeast corner, Hillsboro Rd/Old Hickory Blvd, Nashville TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal 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 hands this day of June 9th, 1998

Edward S. Kelly

Edward S. Kelly

Martha Henderson Kelly

Martha Henderson Kelly

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward S. Kelly and Martha Henderson Kelly

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 19 98

Commission expires 9-18-99

Edward S Kelly
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Edward S. Kelly

TO
Elizabeth L. Kelly and Timothy A. Kelly, Co-Trustees of the Thomas A. Kelly Testamentary Trust

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit A - Legal Description

Being a tract of land located at the southeast corner of Hillsboro Road and Old Hickory Boulevard in said Davidson County, Tennessee, containing 8.18 acres, more or less, as shown on an unrecorded survey of said tract by Kevin Tucker and Associates, Inc., dated January 5, 1988, this tract of land being identified on said survey as Tracts I and III inclusive, and being described as follows:

Being a tract of land in Davidson County, Tennessee and described as follows:

Beginning at the corner of the southeast intersection of the rights-of-way of Hillsboro Road (U.S. Highway 431) and Old Hickory Boulevard, said point being the northwest corner of the herein described tract;

THENCE, with the southerly right-of-way of Old Hickory Boulevard, S 76°09'00" E, 171.09 feet to a point;

THENCE, 210.56 feet along the arc of a curve to the left, said curve having a radius of 6,431.28 feet, a central angle of 01°52'33", and a chord bearing and distance of S 77°05'15" E, 210.55 feet to a point being the common front corner of Tract 1 and Tract 2;

THENCE, leaving said right-of-way with said common line, S 25°22'58" W, 305.50 feet to a point;

THENCE, S 07°10'57" W, 105.73 feet to a point;

THENCE, S 03°50'18" W, 225.99 feet to a point being the southeast corner of the herein described tract;

THENCE, S 79°33'06" W, 430.10 feet to a point;

THENCE, S 10°03'47" E, 14.05 feet to a point;

THENCE, S 83°39'17" W, 272.31 feet to a point in the easterly right-of-way of Hillsboro Road (U.S. Highway 431);

THENCE, with said right-of-way 130.56 feet along the arc of a curve to the right, said curve having a radius of 34,417.47 feet, a central angle of 00°13'02", and a chord bearing and distance of N 30°37'23" east, 130.56 feet to a point, also being the northwest corner of Tract 3;

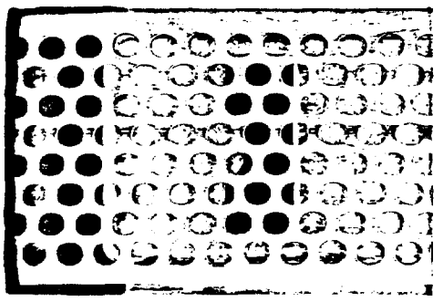
THENCE, with said right-of-way 88.67 feet along the arc of a curve to the right, said curve having a radius of 34,417.47 feet, a central angle of 00°08'51", and a chord bearing and distance of N 30°26'26" E, 88.67 feet to a point;

THENCE, N 30°22'00" E, 727.37 feet to the POINT OF BEGINNING and containing 8.18 acres, more or less.

Being the same undivided one-half interest in said property devised to Edward S. Kelly by Will of Alice S. Kelly, deceased, the mother of Edward S. Kelly, of record in Will Book 138, page 510, Probate Court for Davidson County, Tennessee.

Martha Henderson Kelly, the wife of Edward S. Kelly, joins in the conveyance for the sole purpose of releasing all of her marital rights in this subject property but no further or otherwise.

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



RECEIVED OF _____

FOR _____

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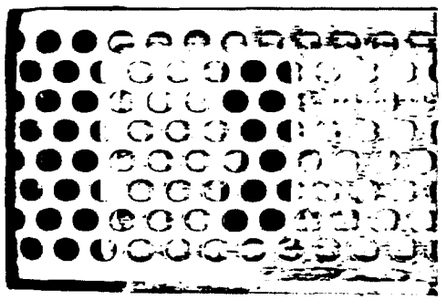
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
TOTAL 475.50
CHECK 475.50

06/10/98 01 13:00 0001 8684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448610
IDENTIF. REFERENCE

98 JUN 10 PM 1:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304569