BOOK 11052 PAGE 993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 98

Notary Public

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

MY COMMISSION EXPIRES:
(AFFIX SEAL)

N0798-759L

Mail THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Babington (NAME)	First City Financial (NAME)	MAP 150-5
434 Cedarcliff Road (ADDRESS)	5445 DTC Parkway #100 (ADDRESS)	PARCEL 148
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (CITY) (STATE) (ZIP)	

FOR AND 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, Kevin Kelly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Babington, unmarried

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 all of Lot No. 235, Subdivison Cherry Hills, Section 4, as shown by plat and survey of record in Plat Book 4460, Page 21, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said property having a physical address of 434 Cedarcliff Rd., Antioch, Tennessee 37013.

Being the same property conveyed to Kevin Kelly by deed from Cordie Mai Stuart, widow, as executed on March 14, 1997 and filed on March 19, 1997 record in Deed Book 10385, Page 345, and rerecorded on June 19, 1997 in Book 10498, Page 670, in Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4512, Page 212, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 434 Cedarcliff Road, Antioch, Tennessee 37013
(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 my hand this 28th day of July 19 98

Kevin Kelly

Kevin Kelly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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 at Brentwood, Tennessee, this 28th day of July, 19 98.

Commission expires _____

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

0471198
IDENTIFICATION REFERENCE

98 AUG -5 PM 12:44

[illegible]
DAVIDSON COUNTY, TN.

2858 08/05 0101 03CHECK 354

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 92900.00
CON TX 343.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 354.73
CHECK 354.73

08/05/98 01 12:45 0001 2858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04711198
IDENTIF. & REFERENCE
AUG -5 PM 12:44
REGISTER
DAVIDSON COUNTY, TN.

No. 1328450

VOID

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VOID

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