BOOK 11053 PAGE 273

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

2935 08/05 0101 03CHECK 157.15

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronnie S. Kelley 3209. 11th St. Nashville, Tn. 37204	Same as New Owner	Map 94-1 Parcel 319 Field Book 23W 01525

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EUNICE JEWELL GORRELL, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RONNIE S. KELLEY, hereinafter referred to as the "GRANTEE", his 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. 40 on the Map of Shelby Village #2, as of record in Book 1835, page 48, Register's Office for said County.

Said Lot No. 40 fronts 70 feet on the south side of Sevier Court and runs back between lines 86.5 feet on the east line and 114.3 feet on the west line, which is a broken line, to a dead line in the rear, measuring 65.8 feet thereon.

BEING the same property conveyed to Shirley R. Gorrell and wife, Eunice Jewell Gorrell, by deed from Doris F. Hudson of record in Book 3808, page 529, Register's Office for Davidson County, Tennessee. And, the said Shirley R. Gorrell died on March 12, 1993, at which time the property became vested in his surviving spouse, Eunice Jewell Gorrell, in fee simple. By her signature hereto, Eunice Jewell Gorrell represents and warrants that all debts and obligations owing by Shirley R. Gorrell during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1404 Sevier Court, Nashville, TN 37206.

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, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as may be shown on the plan of record in Book 1835, page 48, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

BOBBY G. KELLEY executes this document as Attorney-in-Fact for EUNICE JEWELL GORRELL, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 31st day of July, 1998.

"GRANTOR"
Eunice Jewell Gorrell by
Bobby G. Kelley ATTY-IN-Fact
EUNICE JEWELL GORRELL
BY: Bobby G. Kelley, Attorney In Fact

"GRANTEE"
Ronnie S. Kelley
RONNIE S. KELLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE S. KELLEY, 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, at office, this the 31st day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 31st day of July, 1998, before me, personally appeared BOBBY G. KELLEY, to me known to be the person who executed the foregoing instrument on behalf of EUNICE JEWELL GORRELL, and acknowledged that he executed the same as the free act and deed of the said EUNICE JEWELL GORRELL.

98 AUG -5 PM 1:23
LIX Z. WILSON
DAVIDSON COUNTY, TN.
REGISTER

047127

IDENTIF. ✦ REFERENCE

WITNESS my hand and official seal this the 31st day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $39,500.00.

Ronnie S. Kelley
Affiant

Sworn to and subscribed before me, this the 31st day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

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

RECEIVED OF _____

FOR _____

BOOK 11053 PAGE 275

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 39500.00	
			CON TX 146.15	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 157.15	
			CHECK 157.15	
08/05/98	01	13:25 0001	2935	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

047274
IDENTIF. # REFERENCE

98 AUG -5 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328527