BOOK 11055 PAGE 701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Charles K. Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 98

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

Notary Public

MY COMMISSION EXPIRES: March 18, 2002
(AFFIX SEAL)

N0798-758L

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
Charles K. Kelly (NAME)	First City Financial (NAME)	MAP 61-15
3818 Baxter Avenue (ADDRESS)	5445 DTC Parkway (ADDRESS)	PARCEL 305
Nashville, Tennessee 37216 (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, Dan W. Morris and wife, Karin B. Haney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles K. Kelly

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. 32, Subdivison Maplewood Home Tract, as shown by plat and survey of record in Plat Book 421, Page 174, 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 3818 Baxter Ave., Nashville, Tennessee.

Being the same property conveyed to Dan W. Morris and Karin B. Morris by deed from Douglas D. Berky and wife, Marian O. Berky as executed on January 20, 1993 and filed on January 25, 1993 record in Deed Book 8847, Page 57, 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.

Daniel W. Morris and Dan W. Morris are one and the same person.

unimproved ( )
This is improved (X) property, known as 3818 Baxter Avenue, Nashville, Tennessee 37216
(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 hand S this 31st day of July 1998

Dan W. Morris
By: Dan W. Morris by Karin B. Haney, attorney-in-fact
Karin B. Haney, Attorney-in-fact

Karin B. Haney
Karin B. Haney

FELIX E. DELK, III REGISTER
DAVIDSON COUNTY, TN.
98 AUG -6 AM 11:28
IDENTIF. & REFERENCE
047850

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11055 PAGE 702

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Dan W. Morris and wife~~, Karin B. Haney

the bargainor S, 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 Brentwood, Tennessee, this 31st day of July, 19 98

Commission expires ~~March 18, 2002~~ 2-8-01

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

3584 08/06 0101 03CHECK 371.75

STATE OF TENNESSEE
COUNTY OF Williamson

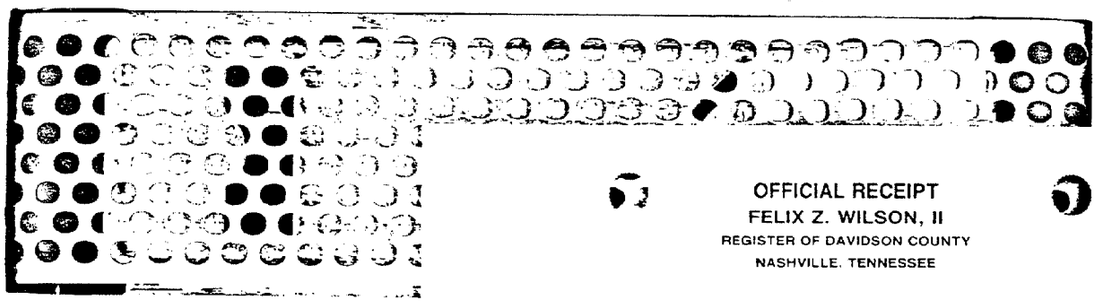
On this the 31st day of July, 1998, before me personally appeared Karin B. Haney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dan W. Morris and who acknowledged that she executed the same as the free act and deed of the said Dan W. Morris by virtue of that Power of Attorney, duly executed by the said Dan W. Morris and appearing of record in Trust Deed Book _____, Page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 1998..

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 2-08-01



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

RECEIVED OF _____

FOR _____

BOOK 11055 PAGE 703

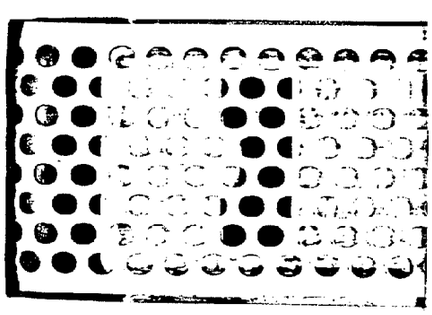
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 371.75
CHECK 371.75

08/06/98 01 11:29 0001 3584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0471850
IDENTIF. ↑ REFERENCE
98 AUG -6 AM 11:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329169