This Instrument Prepared By:

Samuel K. Crocker
Attorney at Law
Suite 2909, Renaissance Tower
611 Commerce Street
Nashville, TN 37203

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98 DEC -2 PM 3:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0519736
IDENTIF. & REFERENCE

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.

Affiant

Subscribed and sworn to before me this 30th day of November, 1998.

Notary Public
My Commission Expires: 4/27/99

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Todd R. Kelley 3610 Hampton Ave Nashville TN 37215	3610 Hampton Ave Nashville TN 37215	117-05-0 052.00

For and in consideration of the sum of Ten 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samuel K. Crocker and Katherine S. Crocker** have this day bargained and sold and do hereby transfer and convey unto **Todd R. Kelley**, certain real estate located in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Map of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for said County.

SAID Lot No. 28 fronts 100 feet on the northerly side of Hampton Avenue and runs back between parallel lines 200 feet to a dead line.

4630 12/02 0101 03CHECK 1861.00

BEING the same property conveyed to Samuel K. Crocker and wife, Katherine S. Crocker, by deed from Third National Bank in Nashville, Executor and Trustee, under the Will of Mrs. Louise Blakemore Jordan, deceased.

This is improved property known as 3610 Hampton Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the said real estate is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th day of November, 1998.

Samuel K. Crocker

Katherine S. Crocker

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named Samuel K. Crocker and Katherine S. Crocker, 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 30th day of November, 1998.

Notary Public
My Commission Expires: My Commission Expires SEPT. 28, 2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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MAMT

500000.00

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

DATE	SYMBOL	VALUATION	TAX AND FEES	AMT	TOTAL PAID
					500000.00
				CON TX	1850.00
				PRFEE	1.00
				WDEED	8.00
				CFEE	2.00
				TOTAL	1861.00
				CHECK	1861.00
			12/02/98	01	15:38 0001 4630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05197 36
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 3:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379653