BOOK 11235 PAGE 538

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **November, 1998** between NANCY SUMMERS GILBERT, A MARRIED WOMAN, and BOBBIE SUMMERS MOORE, A MARRIED WOMAN, and DONNA SUMMERS SMITH, A MARRIED WOMAN, GRANTORs, and SHEILA P. KELLAR, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, NANCY SUMMERS GILBERT, A MARRIED WOMAN, and BOBBIE SUMMERS MOORE, A MARRIED WOMAN, and DONNA SUMMERS SMITH, A MARRIED WOMAN, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto SHEILA P. KELLAR, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2321 SHADOW LANE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTORs further covenant that this property is not their marital residence.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Nancy Summers Gilbert
NANCY SUMMERS GILBERT Signature of Seller

Bobbie Summers Moore By
Nancy Summers Gilbert Atty in Fact
BOBBIE SUMMERS MOORE

Donna Summers Smith
DONNA SUMMERS SMITH
Signature of Seller

5405 12/03 0101 03CHECK 322.03

052047 3
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:47
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

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INDIVIDUAL
STATE OF Tennessee)
COUNTY OF D)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **NANCY SUMMERS GILBERT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this day of November, 1998.

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/24/99

My Commission Expires JULY 24, 1999

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **November, 1998** before me personally appeared NANCY SUMMERS GILBERT, 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 BOBBIE SUMMERS MOORE and NANCY SUMMERS GILBERT and acknowledged that he/she executed the same as the free act and deed of said .

Witness my hand, at office, this **30th** day of **November, 1998.**

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/24/99

My Commission Expires JULY 24, 1999

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DONNA SUMMERS SMITH**, the within named bargainor, 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 office in **DAVIDSON** County, this **30th** day of **November, 1998.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/24/99

My Commission Expires JULY 24, 1999

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 office in **DAVIDSON** County, this **30th** day of **November, 1998.**

Notary Public

My Commission Expires:

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

EXHIBIT 'A'

Lot No. 11 on the Plan of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the northerly side of Shadow Lane and runs back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to R.L. Summers and wife, Velma Gray Summers, by Deed from CHARLES M. AND MAMIE C. HARRIS, of record in Book 3569, page 608, Register's Office for DAVIDSON County, Tennessee. The said Velma Gray Summers having since died, the property vested by operation of law in her surviving spouse, R.L. Summers. R.L. Summers subsequently conveyed a life estate to himself with a remainder interest to his then living issue, by Quitclaim Deed of record in Book 10455, page 559, said Register's Office. R.L. Summers has since died on July 21, 1998, and his only living issue are Nancy Summers Gilbert, Bobbie Summers Moore and Donna Summers Smith, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 073-05-0, PARCEL 105.00, 1996 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 42, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 1583, Page 145, and Book 1835, page 42, Register's Office for DAVIDSON County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4199, page 504, said Register's Office.

This is not the principal residence of the grantors.

Name and Address of Property Owner:

SHEILA P. KELLAR, UNMARRIED

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Property Address:

2321 SHADOW LANE
NASHVILLE, TN

Person Responsible for Taxes:

National Bank of Commerce
7770 Poplar Avenue, Germantown, TN 38138

Map & Parcel #: MAP 073-05-0, PARCEL 105.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$81,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sheila P. Kellar
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **November, 1998**.

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Notary Public

My Commission Expires: 7/24/99

My Commission Expires JULY 24, 1999

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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 81900.00
				CON TX 303.03
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 322.03
				CHECK 322.03
			12/03/98 01	15:46 0001 5405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

052047 3
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 3:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 138041