CASTLEMAN TITLE & ESCROW, INC.

WARRANTY DEED

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

BOOK 11341 PG. 552

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Chadwick McKenzie	UNION PLANTERS BANK, N.A.	MAP 118
(NAME)	(NAME)	
949 Draughon Avenue	100 WEST FRONT STREET	GROUP 9
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	HATTIESBURG, MS 39403-3461	PARCEL 202
(CITY) (STATE) (ZIP)	(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, Darin L. Kellett, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Chadwick McKenzie and wife, Jessica M. McKenzie and David F. McKenzie

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Woodmont Boulevard, Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Darin L. Kellett, unmarried, by deed from Cathereine Andrews Dishman, unmarried, of record in Book 10125, page 80, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This property conveyance is subject to the Plan of record in Book 1130, page 2; any and all restrictive covenants and/or easements running with the property and taxes for the current year which have been prorated and assumed by the Grantee.

Jeffrey W. Combos executes this instrument as Attorney-In-Fact for Darin L. Kellett, pursuant to the Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 949 Draughon Avenue, Nashville, TN 37204
(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 11th day of February 19 99

Darin L. Kellett By Jeffrey W. Combos attorney in fact.

Darin L. Kellett
By Jeffrey W. Combos, Attorney-in-fact

BOOK 11341 PG. 553

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 199__.

My Commission Expires:_____

_____
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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey W. Combos _____to me known to be the person who executed the foregoing instrument in behalf of Darin L. Kellett, and acknowledged that he executed the same as the free act and deed of the said Darin L. Kellett.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 11th day of February, 1999.

My Commission Expires: 12/18/2001

Doris Coley
Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

99 FEB 16 PM 2:30

RECEIVED & REFERENCE

0549347

6213 02/16 0101 03CHECK 584.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11341 PG. 554

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0549347
IDENTIF. # REFERENCE

99 FEB 16 PM 2:30

REGISTER
DAVIDSON COUNTY, TENN.

	CAMT
	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50

02/16/99 01 14:28 0001 6213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425469