WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **29TH DAY OF JANUARY, 1999.**

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
AFFIX SEAL

NOTARY PUBLIC AT LARGE
LINCOLN LAKE
CLIFFORD CO.

BOOK 11356 PG. 794

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher M. Kelso	**Tucker Federal Bank d/b/a Prime Lending**	96-9-102
(NAME) **2726 McKeige Drive**	(NAME) **P.O. Box 211788**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Augusta, GA 30917-1788**	
(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, **Shawn M. Hart and Leo Jerome Hart Jr. and wife Linda J. Hart,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristopher M. Kelso and wife Marv Jo Kelso**, 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. 18 on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Shawn M. Hart, unmarried and Leo Jerome Hart, Jr. and wife, Linda J. Hart by deed of record in Book 10270, Page 791, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Leo Jerome Hart, Jr. and Linda J. Hart by Shawn M. Hart as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11356, Page 793, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as **2726 McKeige Drive, Nashville, TN 37214**
(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.

0553468
IDENTIF. & REFERENCE

99 FEB 25 PM 3:59
REGISTER
DAVIDSON COUNTY, TN.

RECEIVED 02/25 0101 $27.00 0357

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

Witness my/our hand(s) this 29th day of January, 1999.

By Shawn M. Hart ATTORNEY IN-FACT
Linda J. Hart

Shawn M. Hart

By Shawn M. Hart ATTORNEY IN-FACT
Leo Jerome Hart Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Shawn M. Hart, unmarried the bargainor, 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 and official seal at Nashville, Tennessee, this 1/29/99 day of 1/29/99, 191/29/99.

Angela M. Lake
Notary Public

NOTARY PUBLIC ANGELA M. LAKE RUTHERFORD CO., TENN.

Commission expires:

My Commission Expires 2-18-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1/29/99 before me personally appeared Shawn M. Hart, unmarried, the person who executed the foregoing instrument on behalf of Leo Jerome Hart, Jr. and wife, Linda J. Hart, and acknowledged that they executed the same as the free act and deed of the said Shawn M. Hart, through Power of Attorney granted Shawn M. Hart, unmarried, by the said ~~Shawn M. Hart.~~ Leo Jerome Hart, Jr. and Linda J. Hart.

Angela M. Lake
Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Commission Expires:

My Commission Expires 2-18-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11356 PG. 796

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

0553468
IDENTIF. & REFERENCE

99FEB 25 PM 3:59
REGISTER
DAVIDSON COUNTY, TN.

CAMT	103000.00
CON TX	381.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	392.10
CHECK	392.10

02/25/99 01 15:57 0001 0587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429792