Box 52

WARRANTY DEED

BOOK 11408 PG. 357

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,500.00

19 cwm J- Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 99

Brenda L Berman
Notary Public

LARGE
MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Kelly (NAME)	First Tennessee Bank National (NAME)	146-15-171
5215 Overton Road (ADDRESS)	P.O. Box 100 (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Franklin, TN 37065 (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, Estate of Evelyn Love Ayers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Kelly, unmarried

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. 51 on the Plan of Haileywood Estates, Section III, of record in Book 2330, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J.O. Miller and wife, Nellie Miller by deed from Bedford R. Creacy and wife, Dorothy K. Creacy, of record in Book 2864, page 273, Register's Office for Davidson County Tennessee. And whereas J.O. Miller, being one and the same person as James O. Miller, died leaving said property to Nellie R. Miller, being one and the same person as Nellie Miller. Nellie R. Miller has since died and devised said property to Evelyn Love Ayers by Last Will and Testament filed in Docket No. 56900 in the Office for the Probate Court Clerk, Davidson County, Tennessee. Evelyn Love Ayers has since died, Last Will and Testament filed in Docket No. 99P-262, in the Office for the Probate Court Clerk, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 5215 Overton Road, Nashville, Tennessee 37220
(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 25th day of March 19 99

Estate of Evelyn Love Ayers
By: Gladys Ayers Mulford
Gladys Ayers Mulford, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gladys Ayers Mulford, Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March 19 99.

Commission expires 12/23/01

Notary Public

J. TRENT LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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 _____ 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

200567860
RECEIVED & RECORDED
99 MAR 31 AM 9:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
5727 03/31 0101 02CHECK 512.35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11408 PG. 359

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

0567860

IDENTIFICATION REFERENCE

99 MAR 31 AM 9:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	135500.00
CON TX	501.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	512.35
CHECK	512.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5737

No. 1444796