AFTER RECORDING, MAIL TO:

CLYDE PAUL HOLLAND, ATTY.
2628 OLD LEBANON ROAD
NASHVILLE, TN 37214-2422

BOOK 11427 PG. 395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Lad Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF April 19 99

Debra A. Randall
Notary Public

MY COMMISSION EXPIRES: 11-30-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lad Kelley	IRWIN MORTGAGE CORPORATION	141-15-001
(NAME)	(NAME)	
1105 Silverleaf Terrace	400 INTERSTATE N PKWY, STE 580	9D-77323
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	ATLANTA, GA 30339-5030	
(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, Drew R. Bynum and wife, Angela Bynum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lad Kelley and Mary Kelley

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. 209 on the Plan of Rolling River Estates, Phase 8, of record in Book 5800, page 148, as amended in Book 6268, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed tc Drew R. Bynum and wife, Angela Bynum and Dennis S. Prater and wife, Patricia J. Prater, by deed from Lloyd Huang and wife, Melinda C. Huang, of record in Book 9128, page 397, Register's Office for Davidson County, Tennessee. Being further conveyed to Drew R. Bynum and wife, Angela Bynum, by quitclaim deed from Dennis S. Prater and wife, Patricia J. Prater, of record in Book 11059, page 498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 4788, page 950, as amended in Book 4871, page 640; Charter of record in Book 4892, page 672; By-Laws of record in Book 4892, page 679, Book 4892, page 689 and Book 6001, page 410; Plan of record in Book 5800, page 148, as amended in Book 6268, page 9; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1105 Silverleaf Terrace, Nashville, TN 37221
(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 our hand s this 8th day of April 19 99

Drew R. Bynum

Angela Bynum

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

BOOK 11427 PG. 391

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 Drew R. Bynum and wife, Angela Bynum

the bargainor S, 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 Brentwood, Tennessee, this 8th day of April 19 99.

Commission expires 9/23/2000

JUDY S. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

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 _____ 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
September 23, 2000

My commission expires _____

_____
Notary Public

0973 04/12 0101 03CHECK 606.70

99 APR 12 AM 10:03
REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

05727811

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11427 PG. 392

05727811

99 APR 12 AM 10:03

CAMT 161000.00
CON TX 595.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 606.70
CHECK 606.70

04/12/99 01 10:06 0001 0973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449964