PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11453 PG. 563

W & I Ref: (sk) Title No: 40872
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael D. Kelly Susan Meredith Kelly 3315 Acklen Avenue Nashville, TN 37212	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 104-06-098

WARRANTY DEED

FEE: 04/29 0101 CHECK 747.30

FOR AND IN CONSIDERATION of the sum of **$ 199,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Polston, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Kelly and spouse, Susan Meredith Kelly,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, Page 124, Register's Office for said County.

SAID Lot No. 82 fronts 60 feet on the southerly margin of Love Circle, now known as Acklen Avenue, and extends back 189.5 feet on the easterly line and 182 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Emily Polston by deed from Jeffrey F. Milam and wife, Rose Santellano-Milam of record in Book 11005, Page 57, Register's Office for Davidson County, Tennessee. Emily Polston has since married Domenic Laurenzo he joins in this conveyance strictly to convey any and all marital interest he may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332, Pages 124 & 125, said Register's Office.

This is improved property, known as: 3315 Acklen Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 1999.

Emily Polston

Domenic Laurenzo

State of Tennessee
County of Davidson

On this 28th day of April, 1999, before me the undersigned authority, personally appeared **Emily Polston and Domenic Laurenzo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,000.00

Affiant

Sworn and subscribed before me on the 28th day of April, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

058080285

TUBE/FILE KEY REFERENCE

99 APR 29 PM 2:44

WILLIAM L. KRUSE, REGISTER
DAVIDSON COUNTY, TN.

Wldoc: Deed Wty—12/92

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 11453 PG. 565

0580285
IDENTIFICATION REFERENCE

99 APR 29 PM 2:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
195000.00
CON TX 736.30
PRTEE 1.00
UCCED 8.00
CFEE 2.00
TOTAL 747.30
CHECK 747.30
04/29/99 01 14:46 0001 8981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453695