18B

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BOOK 11512 PG. 189

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **May, 1999** between BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, hereinafter called GRANTORs, and BLAKE L. KELLEY, UNMARRIED, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto BLAKE L. KELLEY, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 812 OLD HICKORY BLVD., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Billy Joe Willis
BILLY JOE WILLIS
Signature of Seller

Betty L Willis
BETTY L. WILLIS

0595765

99 JUN -4 PM 12:18

RECEIVED & RECORDED
ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

5374 06/04 0101 03CHECK 366.50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, the within named 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, at office, this **26th** day of May, 1999.

Denise C. Allen
Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

BLAKE L. KELLEY, UNMARRIED
812 OLD HICKORY BLVD
MADISON, TN 37115

Property Address:

812 OLD HICKORY BLVD.
MADISON, TN 37115

Person Responsible for Taxes:
COUNTRYWIDE Home LOANS, INC.
P.O. Box 10212
Van Nuys, Ca 91410-0212

Map & Parcel #: MAP 042-10-0, PARCEL 007.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$95,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Blake L. Kelley
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **May, 1999.**

Denise C. Allen
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLEN NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 11th Civil District of Davidson County, Tennessee and being lot No. 8 on the Plan of Bonnie Brae Subdivision, Section I, as of record in Book 2330, page 1, R.O.D. C., Tennessee.

Said lot No. 8 fronts 100 feet on the northerly side of Old Hickory Blvd. and runs back between lines 285 feet on the easterly line and 240 feet on the westerly line to a dead line in the rear, measuring 114.1 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is that portion of the above described property which has been conveyed to the State of Tennessee by Warranty Deed of record in Book 4052, page 377, said Register's Office, and described as follows:

Beginning at a point in the Southeast corner of said Lot No. 8 and runs with the North margin of Old Hickory Boulevard Westerly 100 feet to a point; thence with the West line of Lot No. 8 Northerly 35.3 feet to a point; thence south 74 degrees 30 minutes East, 101 feet to a point in the East line of Lot No. 8; thence with said line Southerly 49.5 feet to the point of beginning, containing 4.240 square feet, more or less.

BEING a portion of the same property conveyed to BILLY JOE WILLIS and BETTY L. WILLIS, HUSBAND AND WIFE, by Warranty Deed from GERALD DAVID AND ELDORA S. LEWIS, of record in Book 2696, page 608, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 042-10-0, PARCEL 007.00, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 699.19).

2. All matters as set forth on the Plan of record in Plat Book 2330, page 1, said Register's Office, which plan includes a 90-foot minimum building setback line from OLD HICKORY BLVD. and a 10-foot public utility and drainage easement along the back lot line.

3. Permanent slope easement to the State of Tennessee, by Final Judgment of record in Book 4942, page 3, said Register's Office.

4. Sewer Easement of record in Book 6447, page 782, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0595765

IDENTIFICATION REFERENCE

99 JUN -4 PM 12:18

REGISTER
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	366.50
CHECK	366.50

06/04/99 01 12:22 0001 5374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469880