B7462

This instrument prepared by:
SHERRARD & ROE, PLC (LRK)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):
James H. Kelly and
Peggy L. Kelly, Trustee
629 Harpeth Trace Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map/Parcel Nos.:
Map 143-2-A /Parcel 73

BOOK 11671 PAGE 196

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Charles Thomas Bulla, unmarried, being one and the same person as Charles T. Bulla (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto James H. Kelly and Peggy Lustig Kelly, Trustee under the Peggy Lustig Kelly Declaration of Trust restated 10-5-95 (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1999 and subsequent years.

2. All matters shown on the Plat of Harpeth Trace Estates, Section Three, of record in Plat Book 5200, pages 751, 752 and 753, RODC.

3. Declaration of Protective Covenants, Conditions and Restrictions, including liens for special assessments, all as contained in instrument of record in Book 6274, page 148, Book 5380, page 357, Book 5120 pages 192 and 208, RODC.

4. Subject to building and permit requirements and all visible easements and encroachments.

5. Subject to homeowner's assessments or special assessments, if any.

RECEIVED 09/22/99 10:21 AM
TAX 259.50
RECORDED 09/22/99 10:21 AM
TAX 259.50

6. Overpass construction easement with CSX Transportation, Inc.(formerly L & N Railroad) of record in Book 5102, page 956, RODC.

7. Sewer easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, and Book 6407, page 892, RODC.

Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 17 of September, 1999.

Charles Thomas Bulla

Charles Thomas Bulla

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles Thomas Bulla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17 day of September, 1999.

Rita McQuerry
Notary Public

My Commission Expires:
11-25-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $65,000.00 and no other monetary consideration.

James H. Kelly, JR.
Peggy Lemley Kelly (Trustee)
AFFIANT

Sworn to and subscribed before me this 17 day of September, 1999.

Rita McQuerry
Notary Public

My Commission Expires:
11-25-2000

190517.01 4054-0001

Land located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 73, on the Final Plat of Harpeth Trace Estates, Section Three, of record in Plat Book 5200, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles T. Bulla by deed from John R. Beesley, III, Trustee, of record in Book 6779, page 249, Register's Office for Davidson County, Tennessee ("RODC"). And further being the same property quitclaimed to Charles T. Bulla by Robin P. Bulla of record in Book 11565, page 436, RODC.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11671 PAGE 200

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

0638289

SEP 22 AM 11:12

MAMT	65000.00
ERR	CO
MAMT	65000.00-
CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	259.50
CHECK	259.50

09/22/99 01 11:15 0001 1056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519002