Instr:200002020010915 Page: 1 OF 3
REC'D FOR REC 02/02/2000 1:31:05PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $403.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Billy B James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy B. James	Churchill Mortgage Corporation	96-11-95
(NAME)	(NAME)	
3128 Lakeland Drive	761 Old Hickory Boulevard, Suite 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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,

HAROLD KELLS AND WIFE, KAREN J. KELLS,

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

BILLY B. JAMES ,

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. 814 on the Plan of Cloverhill Subdivision, Section 10, as of record in Book 2331, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Kells, unmarried by deed from James E. Varallo and wife, Deborah A. Garr (now Varallo) of record in Book 6568, Page 968, Register's Office for Davidson County, Tennessee.

Karen J. Kells joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Harold Kells.

This instrument is executed on behalf of Harold Kells and Karen J. Kells by Tammy Edwards as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A " to or on this instrument and incorporated herein by reference.

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 ■ property, known as 3128 Lakeland Drive, Nashville, TN 37214
(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 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/our hand(s) this 25th day of January, 2000.

Harold Kells by Tammy Edwards Attorney in Fact
Harold Kells by Tammy Edwards, Attorney in Fact

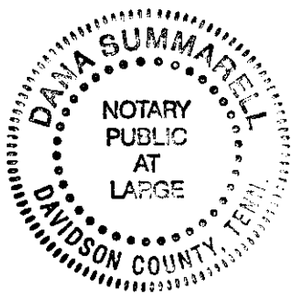
Karen J. Kells by Tammy Edwards Attorney in Fact
Karen J. Kells by Tammy Edwards, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tammy Edwards, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Harold Kells and Karen J. Kells, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Harold Kells and Karen J. Kells. WITNESS my hand and Notarial Seal this 25th day of January, 2000.

Notary Public

My Commission Expires



My Commission Expires NOV. 25, 2000

EXHIBIT A

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Tammy Edwards who made oath as follows:

1. That by appointments dated January 13, 2000 which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Harold Kells and Karen J. Kells ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 25th day of January, 2000.

Tammy Edwards

Tammy Edwards

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Tammy Edwards whose name is signed to the foregoing writing bearing date of January 25, 2000 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 25th day of January, 2000.

Notary Public

My commission expires:

