FILE BOX 57

Instr:200002090013425 Page: 1 OF 2
REC'D FOR REC 02/09/2000 2:31:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $740.00

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, First American Center
315 Deaderick Street
Nashville, Tennessee 372238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Hugh W. Entrekin
AFFIANT

Subscribed and sworn to before me, this 28th day of January, 2000.

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 9/26/2001
My Commission Expires SEPT. 29, 2001

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Shirley Talbot Kelley 4410 Warner Place Nashville, TN 37205	SAME	Map 92-12 Parcel 478

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Everett Edward Kelley, (Grantor") does hereby bargain, sell, transfer and convey unto Shirley Talbot Kelley ("Grantee") her heirs, representatives and assigns, his one-half undivided interest in and to property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Part of Lot No. 34 in Boyd Home Tract, a plan of which is registered in Book 21, page 39, Register's Office for Davidson County, Tennessee, which part is hereby conveyed is more particularly described as follows:

Beginning at the intersection of the northerly line of West End Avenue with the eastern line of what is now 18th Avenue and thence running easterly with West End Avenue 50 feet; thence at a right angle to West End Avenue northerly 160 feet to an alley; thence westerly with the south line of said alley 50 feet to a 18th Avenue; thence southerly with the easterly line of 18th Avenue 160 feet to the beginning corner.

Being the same property conveyed to James Palmer by deed from the Clerk and Master of the Chancery Court of Davidson County, Tennessee of record in Book 240, page 273, Register's Office for Davidson County Tennessee, the said James Palmer having since died and his interest having passed to his daughter Josephine Palmer Wade by his will of record in Will Book 39, page 358, Probate Clerk's Office for Davidson County, Tennessee. The said Josephine Palmer Wade having since died and her interest having passed to James Palmer Kelley as Trustee by the terms of her will recorded in Will Book 90, page 49, Probate Clerk's Office for Davidson County, Tennessee. The said Will of Josephine Palmer Wade providing that upon the death of her daughter, Mary Palmer Wade Sperry and her son James Palmer Wade, both

of whom have since died, that said property would be conveyed to James Palmer Kelley and Everett Edward Kelley. James Palmer Kelley having since died and Shirley Talbot Kelley having been appointed Executrix of his estate, Case No. 99P-1063, and the interest of said James Palmer Kelley passing to his spouse Shirley Talbot Kelley by the terms of the will of James Palmer Kelley of record in Will Book 228, page 690, Probate Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Talbot Kelley and Everett Edward Kelley as Tenants in Common by Quitclaim Deed from Estate of James Palmer Kelley of record at Instrument Number 20000203006115 33, Register's Office for Davidson County, Tennessee.

This is improved property generally known at 1722 West End Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Shirley Talbot Kelley, her heirs, representatives and assigns, forever.

AND Everett Edward Kelley, does hereby covenant with the said Shirley Talbot Kelley that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee.

AND Everett Edward Kelley does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Shirley Talbot Kelley, her heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 5 day of January, ~~1999~~ 2000.

Everett Edward Kelley
EVERETT EDWARD KELLEY

STATE OF Mississippi)
COUNTY OF Rankin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVERETT EDWARD KELLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Trustmark, on this 3 day of January, ~~1999~~ 2000.

Catherine Scott
NOTARY PUBLIC

My commission expires: _____

MY COMMISSION EXPIRES DEC. 14, 2002

SCOTT. CATHERINE NOTARY PUBLIC