WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Barry A. Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF February 2000

Angela R. Burkeen
Notary Public

MY COMMISSION EXPIRES: 6/9/2002
(AFFIX SEAL)

Instr:200003060021612 Page: 1 OF 2
REC'D FOR REC 03/06/2000 8:41:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

ANGELA R. BURKEEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires JUNE 09, 2002

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry A. Kelly (NAME)	Franklin American Mortgage (NAME)	Map 61 GROUP 10
4105 Edwards Avenue (ADDRESS)	501 Corporate Centre Dr., Ste.400 (ADDRESS)	PARCEL 49
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Guy T. Bush

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry A. Kelly and wife, Shalonda E. Kelly

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 the southerly 56 feet of Lot No. 139, on the Plan of Maplewood Heights Subdivision, of record in Book 547, Pages 77 & 78, Register's Office for said county.

Said part of Lot No. 139 fronts 65 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Guy T. Bush by deed from Julia L. Bush of record in Book 7886, Page 727, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2862, Page 396 and in Book 3248, Page 511, said Register's Office.

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.

unimproved ( )
This is improved (X) property, known as 4105 Edwards Avenue, Nashville, Tennessee 37216
(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 and 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 hand this 29th day of February, 2000

Guy T. Bush

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guy T. Bush

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 29th day of February 2000.

Commission expires 6/9/2002

Angela R. Burkeen
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

_____
Notary Public

ANGELA R. BURKEEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires JUNE 09, 2002