PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (gj) Title No: 41418
Dav. Co. File: Box 8

Instr:200004050034518 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:39:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $480.63

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John L. Kelly, Jr. 1830 Apple Valley Circle Nashville, TN 37207	GMAC Mortgage Corporation P. O. Box 963 Horsham, PA 19044

TAX MAP-PARCEL NUMBERS: 50-3-B-201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lee Johnson*** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto John L. Kelly, Jr., an unmarried person, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*an unmarried person

LAND in Davidson County, Tennessee, being Lot No. 114 on the Amended Plan of Mulberry Downs Phase 1B of recorded in Book 7900, Page 818, Register's Office for said County.

SAID Lot No. 114 fronts 60.00 feet on the northwesterly margin of Apple Valley Circle and extends back between parallel lines 105.00 feet to a dead line.

BEING the same property conveyed to Lee Johnson, a single person by deed from Beazer Homes Corporation, d/b/a Phillips Builders of record in Book 10425, Page 121, Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 818, said Register's Office, which Plan shows a 20 foot minimum building setback line from Apple Valley Circle, together with a designated building site and 15 and 10 foot easement for public utility and drainage along the front and rear lines, respecitvely; The Declaration of Covenants, Conditions and Restrictions of record in Book 8053, Page 316, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1830 Apple Valley Circle, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on March 6 ~~19~~ 2000.

Lee Johnson

Lee Johnson

State of OKLA
County of Tulsa

On 6 March, ~~19~~ 2000, before me the undersigned authority, personally appeared Lee Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIA
Notary Pu... Oklahoma
My Comm... OF 2003

Susan Linnart
Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129,900.00

Affiant

Sworn and subscribed before me on 3-31, ~~19~~ 2000.

Sharon L. Riney
Notary Public

My Commission Expires: 5/28/2003

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WIdoc: Deed Wty QDoc