Davidson County DEEDWARR
Recvd: 10/17/00 10:38 2pgs
Fees:11.00 Taxes:299.70

20001017-0102819

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$61,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|29th DAY OF September, 2000.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-20
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Lee Fagan and Kara Valich Fagan 903 Cleves Street Old Hickory, TN 37138	Fleet Mortgage Corp. 1333 Main Street, Ste 700 Columbia, SC 29201	Map 44-15 Parcel 176

For and in 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,

Martha Jane Kelley, a widow, a ½ undivided interest, and Sidney Michael Kelley and Nina K. Bogle, only heirs at law of J. W. Kelley, deceased, a ½ undivided interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Darrell Lee Fagan and wife, Kara Valich Fagan

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. 241 OF SECTION A, ON THE PLAN OF E.I. DUPONT DE NEMOURS AND COMPANY SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 68, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 241 FRONTS 54 FEET ON THE EASTERLY MARGIN OF CLEVES STREET, AND EXTENDS BACK 88 FEET ON THE NORTHERLY LINE, AND 88.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 54 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BEULAH L. KIE BY DEED FROM SYDNEY J. KIE, DATED AUGUST 12, 1950, AND OF RECORD IN BOOK 1877, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MARTHA JANE KELLEY BY QUITCLAIM DEED FROM BEULAH L. KIE, DATED AUGUST 26, 1981, AND OF RECORD IN BOOK 5793, PAGE 838, SAID REGISTER'S OFFICE, RESERVING UNTO HERSELF A LIFE ESTATE. BEULAH L. KIE DIED NOVEMBER 9, 1982. PROPERTY THEN CONVEYED TO MARTHA JANE KELLEY AS TO A ½ UNDIVIDED INTEREST AND J.W. KELLEY AS TO A ½ UNDIVIDED INTEREST BY QUITCLAIM DEED FROM MARTHA JANE KELLEY, DATED JULY 3, 1999, AND OF RECORD IN BOOK 11573, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. J. W. KELLEY HAS SINCE DIED. PROPERTY NOW VESTS IN MARTHA JANE KELLEY, A WIDOW, A ½ UNDIVIDED INTEREST, AND SIDNEY MICHAEL KELLEY AND NINA K. BOGLE, ONLY HEIRS AT LAW OF J. W. KELLEY, DECEASED, A ½ UNDIVIDED INTEREST.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, including but not limited to a 10 foot utilities easement along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 1877, Page 68, Register's Office for Davidson County, Tennessee.
4) Property is subject to any portion of the premises lying within the right-of-way of Cleves Street.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 903 Cleves Street, Old Hickory, TN 37138
(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 our hand(s) this 29th day of September, 2000.

Martha Jane Kelley
Martha Jane Kelley

Sidney Michael Kelley
Sidney Michael Kelley

Nina K. Bogle
Nina K. Bogle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Martha Jane Kelley, a widow, and Sidney Michael Kelley and Nina K. Bogle, only heirs at law of J. W. Kelley, deceased, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076