HCA

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 7/26/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee

Commission Expires July 26, 2003

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Craig S. Dore (NAME) | CTX Mortgage Company (NAME) | MAP 103-4 |
| 4312 Colorado Avenue (ADDRESS) | P. O. Box 199077 (ADDRESS) | PARCEL 244 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Dallas, TX 75219-9077 (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, John W. Kelley, III and wife, Melissa A. Kelley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig S. Dore, unmarried

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 easterly 66 feet of Lot No. 4 of Block 15 on the plan of Part of Sylvan Park, of record in Book 332, page 104, Register's Office for said County.

Said part of Lot No. 4 of Block 15 fronts 66 feet, more or less, on the northerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue and extends back 162.8 feet, more or less, on the easterly line and 160 feet on the westerly line to a dead line in the rear, measuring 95.3 feet, more or less.

Being the same property conveyed to John W. Kelley, III and wife, Melissa A. Kelley, by deed from John Steven Ayers of record in Book 10913, page 289, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved ( X ) property, known as 4312 Colorado Avenue, Nashville, TN 37209
(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 20th day of December, 2000

John W. Kelley, III

Melissa A. Kelley

Davidson County DEEDWARR
Recvd: 12/22/00 09:13 2pgs
Fees:11.00 Taxes:820.85

20001222-0125499

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Kelley, III and wife, Melissa A. Kelley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2000.

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public, and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

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

My commission expires _____

Notary Public