18B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of May, 2001, by and between GERALD KELLEY and JEAN KELLEY, HUSBAND AND WIFE, hereinafter called Grantors, and TIMOTHY DANSBY, AN UNMARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GERALD KELLEY and JEAN KELLEY, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto TIMOTHY DANSBY, AN UNMARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4146 VESTER ROAD, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Gerald Kelley
GERALD KELLEY FL DL # K400-284-36-025-0
Signature of Seller

Jean Kelley
JEAN KELLEY FL DL # K400-473-37-602-0
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/15/01 14:21 3pgs
Fees:15.00 Taxes:166.50
20010515-0050281

INDIVIDUAL
STATE OF Florida)
COUNTY OF Polk)

Personally appeared before me, a Notary Public of said County and State, GERALD KELLEY and JEAN KELLEY, HUSBAND AND WIFE, the within named bargainors, 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 at office, this 9th day of May, 2001.

KRISTIE AMBROSE
MY COMMISSION # CC 819377
EXPIRES: January 14, 2002
Bonded Thru Notary Public Underwriters

Kristie Ambrose
Notary Public

My Commission Expires: Jan. 14, 2002

Name and Address of Property Owner:

TIMOTHY DANSBY, AN UNMARRIED MAN

4146 VESTER ROAD
WHITES CREEK, TN 37189

Property Address:

4146 VESTER ROAD
WHITES CREEK, TN 37189

Person Responsible for Taxes:

same

Map & Parcel #: MAP 48, PARCEL 134

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kristie Taylor
Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **May, 2001.**

Notary Public

DAVIDSON COUNTY, TENNESSEE
NOTARY PUBLIC AT LARGE
DENISE C. ALLIS

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A TRACT of land located in the northerly portion of Davidson County, Tennessee, said tract of land being situated on Vester Road, with said tract being a portion of Parcel 134 of Metro Tax Map 48, and being more particulary described as follows:
BEGINNING at the southerwesterly most property of Parcel 134, Tax Map 48, said corner also being a spike in the center of Vester Road at the westerly terminus of said road, thence leaving said Vester Road along a line north 50 degrees 47 minutes 07 seconds west, a distance of 84.63 feet to a point, thence along a line north, 85 degrees 20 minutes 01 seconds west, a distance of 74.01 feet to a point, thence along a line north 41 degrees 00 minutes 34 seconds west, a distance of 971.46 feet to a point, thence along a line north 74 degrees 53 minutes 28 seconds east, a distance of 62.5 feet to a point, thence along a line south 56 degrees 44 minutes 48 seconds east, a distance of 1109.97 feet to a point in the center of Vester Road, thence along said road, south 46 degrees 28 minutes 01 seconds west, a distance of 280 feet to the point and containing 5.0 acres, more or less.

Being the same property conveyed to GERALD KELLEY and JEAN KELLEY, HUSBAND AND WIFE by Warranty Deed from DAVID E PHILLIPS, of record in BOOK 9581, PAGE 706, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 48, PARCEL 134).

2.Right of Way for Vester Road and 30-foot right of way easement across rear portion of property per deed of record in Book 4183, page 179, said Register's Office. NOTE: the 30-foot right of way per Book 4183, page 179 is an easement as to a 15.54 acre tract of which the subject 5.0 acre tract was a part of.

3. Unrecorded easements for roads and utilities, if any.