WARRANTY DEED

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Davidson County DEEDWARR
Recvd: 05/29/01 11:17 2pgs
Fees:11.00 Taxes:1535.50

20010529-0055116

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00

Johnetta Stanley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2001

Kathleen Snider
Notary Public

MY COMMISSION EXPIRES: Exp. 07/27/2002
(AFFIX SEAL)

KATHLEEN SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. KELTON (NAME)	SAME (NAME)	145-10-6
1868 LAUREL RIDGE DR. (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	(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, ESTATE OF ADA CHILDERS MANIER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. KELTON AND MELISA A. KELTON, HUSBAND AND WIFE

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. 85 which includes Parcel 85-A, on the Plan of SECTION 4, LAUREL RIDGE, of record in Book 3500, page 71, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 85 includes Parcel 85-A which is not an individual building site and fronts on both sides of LAUREL DRIVE, near the western end of said Drive and reference is hereby made to the Plan of SECTION 4, LAUREL RIDGE, for a more complete and accurate legal description of Lot No. 85.

BEING the same property conveyed to ADA CHILDERS MANIER, by deed from Haury and Smith Contractors, Inc., of record in Book 4231, page 276, Register's Office for DAVIDSON County, Tennessee. The said ADA CHILDERS MANIER has since died testate; and by Will, Docket No. 01P-167, of record in Volume 1652, page 303362, Probate Court of DAVIDSON County, Tennessee, EQUITABLE TRUST COMPANY OF NASHVILLE, TENNESSEE, was appointed as EXECUTOR and authorizing them to convey property.

The property herein conveyed is subject to restrictive covenants of record in Book 3675, page 416 and Book 3679, page 81, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1868 LAUREL RIDGE DR., NASHVILLE, TN 37215
(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 25th day of May, 2001

ESTATE OF ADA CHILDERS MANIER
By: M. Kirk Scobey President
EQUITABLE TRUST COMPANY, EXECUTOR BY: M. KIRK SCOBEY, JR., PRESIDENT

Attest: Darlinda H. Jones Sr Vice President
EQUITABLE TRUST COMPANY, EXECUTOR BY: DARLINDA H. JONES, SR. VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared M. KIRK SCOBEY, JR. and DARLINDA H. JONES with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the PRESIDENT and SR. VICE PRESIDENT respectively of the EQUITABLE TRUST COMPANY the within named bargainor, and corporation, and that they as such PRESIDENT and SR. VICE PRESIDENT being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said M. KIRK SCOBEY, JR. as such PRESIDENT, and attesting the same by the said DARLINDA H. JONES as such SR. VICE PRESIDENT.

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the 25TH day of MAY, 2001.

My commission expires 05/27/2001

I. DYKE TATUM Notary Public