jtc file no. 14357-3 Dav. Co. File Box 14-A

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/16/01 11:29 2pgs
Fees:13.00 Taxes:847.30
20010816-0088641

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 229,000.00
Patrick O. Kelly
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF August, 2001
Notary Public
MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick O. Kelly	Patrick O. Kelly	MAP 172-14-A
(NAME)	(NAME)	
1509 Braebury Circle	1509 Braebury Circle	PARCEL 90
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, James C. Bittner and wife, Marcia F. Darosa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick O. Kelly and wife, Theresa M. Kelly

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. 86 on the Plan of Wexford Downs, Section Two, a Planned Unit Development, of record in Book 9700, Pages 593 and 594, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to James C. Bittner and wife, Marcia F. Darosa by deed from Beazer Homes Corp. D/B/A Phillips Builders of record in Book 11755, page 275, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10292, page 51, and first supplement in Book 10792, page 822, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantros herein.

unimproved ( )
This is improved (X) property, known as 1509 Braebury Circle, Nashville, TN 37211
(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 2nd day of August, 2001

James C. Bittner

Marcia F. Darosa

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Bittner

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

Commission expires 2/10/05 day of August 2001.

Notary Public

Ellie Sorensen
Commission # CC 991630
Expires Feb. 10, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward

CORPORATE ACKNOWLEDGEMENT

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

Witness my hand and official seal at office at _____ on this the 2nd day of August, 2001.

My commission expires 2/10/05

Notary Public

Ellie Sorensen
Commission # CC 991630
Expires Feb. 10, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Marcia F. Darosa

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 _____, _____, this _____ day of _____, 2000.

My Commission expires: 2/10/05

Notary Public

Ellie Sorensen
Commission # CC 991630
Expires Feb. 10, 2005
Bonded Thru
Atlantic Bonding Co., Inc.