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

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **February, 2002, by and between MICHAEL D. HUTCHINS, A MARRIED MAN, hereinafter called Grantor, and RONNIE KELLEY, A MARRIED 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, MICHAEL D. HUTCHINS, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto RONNIE KELLEY, A MARRIED MAN, hereinafter referred to as Grantee, their 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 Grantor 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 1308 ARDEE AVENUE, NASHVILLE, TN 37216.

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

Grantor further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

TERRY HUTCHINS, wife of MICHAEL D. HUTCHINS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Michael D Hutchins

MICHAEL D. HUTCHINS
Signature of Seller

Terry Hutchins

TERRY HUTCHINS
Signature of Seller's Spouse

Davidson County DEEDWARR
Recvd: 03/05/02 11:18 3pgs
Fees:18.00 Taxes:210.90

20020305-0027365

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL D. HUTCHINS, A MARRIED MAN, JOINED BY HIS WIFE,** Terry Hutchins 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 **22nd** day of **February, 2002.**

Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RONNIE KELLEY, A MARRIED MAN
1804 Brookvalley Place
Mt. Juliet, TN 37122

Property Address:

1308 ARDEE AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 61-16, PARCEL 287

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 **$57,000.00** 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.

Ronnie Kelley
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **February, 2002.**

Notary Public

My Commission Expires: 5/30/2004

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

RETURN TO:

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

EXHIBIT 'A'

Being Lot No. 32 on the Plan of the Resubdivision of Sunnymeade - Unit No. 1 - Subdivision of Sunnymeade - Unit No. 2, Block "D", of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to MICHAEL D. HUTCHINS, by Deed from Dorothy Jean Pinkston, unmarried, of record in Book 6687, page 180, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-16, PARCEL 287).

2. All matters as set forth on the Plan of record in Plat Book 974, pages 56 & 57, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.