40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/02 16:06 3pgs
Fees:18.00 Taxes:227.55

20020313-0032028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Ronnie S. Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie S. Kelley (NAME)	New Owner (NAME)	MAP 061-06-0
1804 Brookvalley Place (ADDRESS)	(ADDRESS)	PARCEL 029.00
Mt. Juliet, TN 37122 (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, Frank Davenport

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie S. Kelley

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 701 Maplewood Drive, Nashville, TN 37216
(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 my hand this 12th day of March, 2002

Frank Davenport

Frank Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 Nashville, Tennessee, this 12 day of March 2002

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ 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 _____.

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

My Commission Expires July 26, 2003

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly part of Lot No. 2 on the Map of William Bradford Land of record in Book 547, page 91, Register's Office for said County, and described as follows:

Beginning at a point in the center of Maplewood Road and the Easterly margin of a 49 foot Avenue, if extended, being the Southeast corner of said lot; thence along the Easterly margin of said 49 foot Avenue North 3 & 1/2 degrees East 686 feet; thence South 89 degrees East 302 & 1/2 feet more or less to the dividing line between Lots Nos. 1 and 2; thence along said line, South 3 & 1/2 degrees West 311 feet to a point; thence North 89 degrees West 94 feet; thence South 3 & 1/2 degrees West 104 feet to a post; thence South 7 & 3/4 degrees West 103.8 feet; thence South 77 & 1/2 degrees West 10.8 feet; thence South 2 degrees 45 minutes East 166 feet to a point in the center line of Maplewood Road; thence along the center line of the Road, North 89 degrees West 207 feet to the beginning.

INCLUDED BUT EXPRESSLY EXCLUDED from the above described property is the property conveyed to Sweeney-Clark Realty Company by deed from Kate T. Johnson in Book 2394, page 574, Register's Office for Davidson County, Tennessee described as follows:

Being part of Lot No. 2 on the Plan of the William Bradford Land as of record in Book 547, page 91, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of a 49 foot unnamed avenue 275 feet northerly from the intersection of the center line of Maplewood Lane and the easterly margin of said unnamed Avenue; thence with the easterly margin of said Avenue, North 3 1/2 degrees east 411 feet to the southwest corner of that part of said Lot No. 2 conveyed to Winnie E. Richardson by deed from James I. Owen and wife, of record in Book 1172, page 255, said Register's Office; thence with said Richardson's southern boundary line, south 89 degrees east 302 feet to said Richardson's southeast corner, also being a point in the western boundary line of Lot No. 1 on said Plan; thence with same, south 3 1/2 degrees west 311 feet to the northeast corner of that part of Lot No. 2 conveyed to Ethel M. Cummins by deed from Frank Legler, Jr., et al., of record in Book 939, page 641, said Register's Office; thence with said Cummins northern boundary line, north 89 degrees west 94 feet to her northwest corner; thence with her west line, south 3 1/2 degrees west 100 feet; thence westwardly 207 feet to the beginning

Being part of the same property conveyed to Frank Davenport by deed from Deborah Lynn Oshea Hill and Brian Eric Hill of record in Instrument No. 20011120-0127234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

The above described property has never been the primary residence of Grantor or Grantor's spouse.