Davidson County DEEDWARR
Recvd: 03/26/02 15:53 3pgs
Fees:18.00 Taxes:480.63
20020326-0036892

40-A

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Thomas Kelley and wife, Natalie S. Kelley**, hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Charles E. Lee and Henry K. Joiner***(hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in DAVIDSON County, State of Tennessee, and being described as follows, to-wit:

*joint tenants with the right of survivorship

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 25th **day of MARCH, 2002.**

John Thomas Kelley

Natalie S. Kelley

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **John Thomas Kelley and wife, Natalie S. Kelley**, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 25th **day of** MARCH **2002.**

Cheryl M. Travers
Notary Public
My Commission expires: 12-20-03

CHERYL M. TRAVERS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires DEC. 20, 2003

STATE OF TENNESSEE
COUNTY Of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$129,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th **day of** March **2002.**

Notary Public
My Commission expires: 11/27/04

ELAINE PHELPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Map and Parcel: 84-16-2.00

Address of New Owner:
2406 Selma Avenue
Nashville, TN 37214

Send Tax Bills To:

~~Same~~
XXXX
WELLS FARGO HOME MORTGAGE, INC.
P. O. BOX 5137
DES MOINS, IA 50306-5137

6020084

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being the southerly 285 feet of Lots Nos. 24 and 25 of the Map of Nicholhurst, nor of record, and described according to a copy of a survey made by S. E. Davis, Surveyor, November 10, 1945, as follows:

Said parts of said Lots Nos. 24 and 25 are joined and front together 150 feet on the northerly side of Selma Avenue and run back between parallel lines 285 feet to a dead line in the rear.

Being the same property conveyed to John Thomas Kelley by deed from Margaret Williams Oakes Matthews and husband, James C. Matthews of record in Book 10734, page 968, said Register's Office.

Tract 2:

Land in the 3rd Civil District of Davidson County, Tennessee, being the north 15 feet of Lots 24 and 25 on the Plan of Nicholhurst, not of record, and described according to a copy of a survey made by S. E. Davis, Surveyor, November 10, 1945, as follows:

Said part of said Lots Nos. 24 and 25 are joined and begin at the northwest corner of Lot 24, 189 feet easterly from the east margin of Fairway Drive, thence easterly 150 feet to the northeast corner of Lot 25, thence south 15 feet, thence westerly 150 feet to a point on the west line of Lot 24, thence north 15 feet to the point of beginning.

Being the same property conveyed to John Thomas Kelley by quitclaim deed from Margaret Oaks Matthews of record in Book 11467, page 249, said Register's Office, as corrected by Correction Quitclaim Deed of record in Instrument No. 20020326-0036891, said Register's Office.