19-A

Davidson County DEEDWARR
Recvd: 04/22/02 16:00 2pgs
Fees:13.00 Taxes:555.00
20020422-0049674

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Wendell Russell and Michael Russell c/o Enviroscapes 214 Shady Grove Road Nashville, Tennessee 37214	SAME	Map 084-16 Parcel 160

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Kelley & Associates, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Wendell Russell and Michael Russell ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, in the 3rd, formerly the 2nd Civil District, being Lot No. 10 on the Map of Donelson Heights Subdivision, not of record. According to an unregistered copy of a blue print of said property made July 9, 1921 by Eric Drake, County Surveyor, said Lot No. 10 fronts 100 feet on the west side of a 30-foot Avenue and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Kelley & Associates, Inc. by deed from Rent-A-Driver, Inc. of record in Book 9231, page 945, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County taxes, a lien not due and payable, which are prorated at closing and are hereby assumed by the Grantees.

This is improved property commonly known as 206 Shady Grove Road, Nashville, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 19th day of April, 2002.

KELLEY & ASSOCIATES, INC.

By: Alberta Kelley

Name: Alberta Kelley

Title: President

KHP/SouthTrust/Russell/deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Alberta Kelley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself/himself to be the President of Kelley & Associates, Inc., the within named bargainor, a corporation, and who acknowledged that as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself/himself as President.

WITNESS MY HAND, at office, this 19th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me this 19th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

KHP/SouthTrust/Russell/deed