WARRANTY DEED

FILE BOX 45

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Kelley	NEW OWNER	MAP #149
(NAME)	(NAME)	
632 Franklin Limestone Rd.		PARCEL #3
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Marvin B. Carlton and John Andrew Carlton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen M. Kelley, unmarried

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 lying in the 2nd Civil District, Davidson County, Tennessee, and described as follows:

Beginning at an old iron rod on the easterly right of way (50 feet) of Mullen Road (or Franklin Limestone Road), said rod being the northwest corner of Lot 1 of Mullen Valley Subdivision, recorded in Book 6155, Page 811, Register's Office for Davidson County, Tennessee.

Thence, coincident with said right of way, along a curve having a 1,398.958 feet radius and a chord which bears North 31 degrees 06' 46" east 94.250 feet, a length of 94.27 feet to an old iron rod; thence, leaving said right of way and with the southerly line of the James R. Gregory, etux., property, recorded in Book 6162, Page 351, Register's Office for Davidson County, Tennessee, south 80 degrees 01' 42" east 452.86 feet to an old iron rod at an 18" hackberry tree; thence, leaving said Gregory line and coincident with the northerly line of the aforementioned Mullen Valley Subdivision, south 89 degrees 44' 12" west 494.72 feet to the point of beginning.

BEING the same property conveyed to Marvin B. Carlton and John Andrew Carlton by deed from R.E.P.P., Inc., of record in Instrument 20030414-0049345, dated

CONTINUED

unimproved ( )
This is improved (X) property, known as 632 Franklin Limestone Rd., Nashville, TN 37217
(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 21st day of November, 20 03

Marvin B. Carlton by John Andrew Carlton his attorney in fact
Marvin B. Carlton

John Andrew Carlton

Davidson County DEEDWARR
Recvd: 11/26/03 12:07 2pgs
Fees:13.00 Taxes:416.25

20031126-0171966

LEGAL DESCRIPTION CONTINUATION

April 8, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors.

Power of Attorney of record in Instrument 20031126-0171964, said Register's Office.

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 John Andrew Carlton, 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 21st day of November, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, John Andrew Carlton, 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 on behalf of Marvin B. Carlton as his Attorney in Fact as the free act and deed of the within named Marvin B. Carlton.

Witness my hand and official seal at Nashville, Tennessee the 21st day of November, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.