WARRANTY DEED

DEDRA THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,693.00.**

Affiant

Subscribed and sworn to before me this 12th day of January, 2004

Notary Public
My Commission expires: 1/29/05
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rick Kelly	New Owner	118-01-085.00
1206 Kirkwood Ave		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Harmon Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rick Kelly**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 80 on the Plan of Victoria Place, of record in Plat Book 332 at page 10, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 125 feet on the northerly side of Kirkwood Avenue, formerly Augusta Avenue, and extend back between parallel lines 130 feet to an alley.

Being part of the same property conveyed to William Harmon Smallman, by deed from Greer Investment Company, on August 14, 2003, of record in Instrument Number 20030814-0117299, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 10, Register's Office Davidson County, Tennessee.
- Easements to Metropolitan Government for Storm Drainage Improvements of record in Book 3577, page 56, Register's Office Davidson County, Tennessee.

This is improved property known as: **1206 Kirkwood Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 12, 2004.

Davidson County DEEDWARR
Recvd: 01/15/04 10:29 2pgs
Fees:13.00 Taxes:502.06
20040115-0006179

William Harmon Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William **Harmon Smallman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 12, 2004

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN