THIS INSTRUMENT PREPARED BY:
Jim Corley
Corley & Kelly, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 03/02/04 09:52 2pgs
Fees:13.00 Taxes:140.60
20040302-0023312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND AND 00/100 DOLLARS ($38,000.00), the receipt of which is hereby acknowledged, I, **MELISSA D. KELLEY, a married woman, (formerly known as MELISSA D. TARPLEY, f/k/a MELISSA DARLENE TARPLEY, a/k/a MELISSA D. KELLY) ("Grantor")** have bargained and sold, and by these presents do transfer, convey and warrant unto **JAMES C. KING and wife, DOROTHY J. KING, ("Grantees")**, their heirs and assigns, a certain tract or parcel of land as follows:

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Urbandale Section One, as of record in Book 1835, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Griffin C. Clark, deceased, and wife, Rosella Clark, by deed of record in Book 1944, Page 111, Register's Office for Davidson County, Tennessee; and also being the same property title to which vested in Rosella Clark upon the death of her husband, Griffin C. Clark, deceased, by reason of their tenancy by the entirety. See affidavit of record in instrument # 20040114-0005959, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ben F. Tarpley and wife, Melissa D. Tarpley, by Warranty Deed from Rosella Clark, of record in Book 6143, page 717, Register's Office for Davidson County, Tennessee. Being the same property vested solely in Melissa Darlene Tarpley, by Final Order of record in Book 8195, Page 609, Register's Office for Davidson County, Tennessee; Being the same property conveyed to Melissa D. Kelly by Quitclaim Deed from Ben F. Tarpley of record in Instrument # 20040213-0017625, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantees, their heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

I, **JERRY D. KELLEY**, husband of **MELISSA D. KELLEY**, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

IN WITNESS WHEREOF, we have set our hands to this instrument this 23 day of February 2004.

Melissa D Kelley
MELISSA D. KELLEY

Jerry D Kelley
JERRY D. KELLEY

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 23 day of February, 2004, before me personally appeared **MELISSA D. KELLEY and JERRY D. KELLEY,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument, and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 23 day of February, 2004.

James R. Corley
NOTARY PUBLIC

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My Commission Expires: 5-21-2007

****

STATE OF TENNESSEE

COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $38,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dorothy J. King
Affiant

Sworn to and subscribed to before me this 23rd day of February, 2004.

James R. Corley
NOTARY PUBLIC

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My commission Expires: 5-21-2007

****

THIS IS IMPROVED PROPERTY KNOWN AS:
5515 Winn Avenue, Nashville, Tennessee 37209

MAP / PARCEL - 091-10-0 188.00

ADDRESS OF NEW OWNER:
James C. King and wife, Dorothy J. King
5515 Winn Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:

SAME