PROPERTY TAX INFORMATION:

OWNER: Rickie Edward Davis
Mary Elizabeth Davis
1804 S. Hamilton Road
Nashville, TN 37218

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 80-4
Parcel: 40.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Arthur C. Kelley and wife, Carolyn S. Kelley,** have bargained and sold and does hereby transfer and convey unto **Rickie Edward Davis and wife, Mary Elizabeth Davis,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 13DA-63690 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot No. 10 on the plan of Newton Cannon's Subdivision of Block 4 in G.T. Sheegog's Subdivision at Bordeaux as of record in Book 547, Page 185, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 100 feet on the southeasterly side of South Hamilton Road and runs back 180 feet 10 inches on the southwesterly line and 165 feet on the northeasterly line with the southwesterly margin or Esther Street to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to Arthur C. Kelley and Carolyn Kelley, husband and wife, by warranty deed dated 02/26/88, of record in Book 7480, page 95, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2003 property taxes which have been paid, and by lien of the 2004 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

Davidson County DEEDWARR
Recvd: 04/07/04 10:24 2pgs
Fees:13.00 Taxes:247.90
20040407-0039410

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 2nd day of April, 2004.

Arthur C. Kelley

Carolyn S. Kelley

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 2nd day of April, 2004, before me personally appeared Arthur C. Kelley and wife, Carolyn S. Kelley, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 04-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 67,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 2nd day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 04-19-04

/G3465