This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 11/11/04 14:14 3pgs
Fees:18.00 Taxes:81.40
20041111-0135990

Warranty Deed

ADDRESS OF NEW OWNER:
Edwin King and Jo Anne King
315 Lorna Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
Part of 61-6-29

For good and valuable consideration received, **Wanda Williams Kelley, Administratrix of the Estate of Ronnie Steven Kelley** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Case **No. 04P-1110** unto the Grantee, **Edwin King and wife, Jo Anne King**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ronnie Steven Kelley**, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 2 on the Map of William Bradford Land of record in Book 547, Page 91, Register's Office for said County, and described as follows:

Beginning at a point in the center of Maplewood Road and the Easterly margin of a 49 foot Avenue, if extended, being the Southeast corner of said lot; thence along the Easterly margin of said 49 foot Avenue North 3 & 1/2 degrees East 686 feet; thence South 89 degrees East 302 & 1/2 feet more or less to the dividing line between Lots Nos. 1 and 2; thence along said line, South 3 & 1/2 degrees West 311 feet to a point; thence North 89 degrees West 94 feet; thence South 3 & 1/2 degrees West 104 feet to a post; thence South 7 & 3/4 degrees West 103.8 feet; thence South 77 & 1/2 degrees West 10.8 feet; thence South 2 degrees 45 minutes East 166 feet to a point in the center line of Maplewood Road; thence along the center line of the Road, North 89 degrees West 207 feet to the beginning.

INCLUDED BUT EXPRESSLY EXCLUDED from the above described proeprty is the property conveyed to Sweeney-Clark Realty Company by deed from Kate T. Johnson in Book 2394, Page 574, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lot No. 2 on the Plan of the William Bradford Land as of record in Book 547, Page 91, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of a 49 foot unnamed avenue 275 feet northerly from the intersection of the center line of Maplewood Lane and the easterly margin of said unnamed Avenue; thence with the easterly margin of said Avenue, North 3 1/2 degrees east 411 feet to the southwest corner of that part of said Lot No. 2 conveyed to Winnie E. Richardson by deed from James I. Owen and wife, of record in Book 1172, Page 255, said Register's Office; thence with said Richardson's southern boundary line, south 89 degrees east 302 feet to said Richardson's southeast corner, also being a point in the western boundary line of Lot No. 1 on said Plan; thence with same, south 3 1/2 degrees west 311 feet to the northeast corner of that part of Lot No. 2 conveyed to Ethel M. Cummins by deed from Frank Legler, Jr., et al., of record in Book 939, Page 641, said Register's Office; thence with said Cummins northern boundary line, north 89 degrees

west 94 feet to her northwest corner; thence with her west line, south 3 1/2 degrees west 100 feet; thence westwardly 207 feet to the beginning.

Being part of the same property conveyed to Ronnie S. Kelley by Deed dated March 12, 2002 and filed for record on March 13, 2002 in Instrument Number 20020313-0032028, Register's Office for Davidson County, Tennessee. The said Ronnie S. Kelley having died intestate on April 15, 2004. Ronnie S. Kelley and Ronnie Steven Kelley being one and the same person.

This is improved property known as 701-A Maplewood Lane, Nashville, TN 37216.

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Administrator of the **Estate of Mark K. Holman** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 9 day of November 2004.

Ronnie S. Kelley
Wanda Williams Kelley Administratrix
Wanda Williams Kelley, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of November 2004, before me personally appeared, Wanda Williams Kelley, Administratrix of the Estate of Ronnie Steven Kelley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Ronnie Steven Kelley, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 9 day of November 2004.

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

Affiant

Subscribed and sworn to before me this 9 day of November 2004, 2004.

Notary Public

My Commission Expires:

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission