Davidson County DEEDWARR
Recvd: 02/10/05 12:15 2 pgs
Fees:13.00 Taxes:465.83
20050210-0015525

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

Warranty Deed

ADDRESS OF NEW OWNER:
Kimberly A. Bosworth
Christopher M. Bosworth
701B Maplewood Lane
Nashville, TN 37216

SEND TAX BILLS TO: New Owner

MAP/PARCEL NO: 61-6-173

For good and valuable consideration received, **Barbara Webb, Clerk and Master, appointed as Clerk and Special Commissioner,** by these presents does transfer and convey by Order of the Probate Court of **Wilson** County, Tennessee, being **Case No. 04P-110** unto the Grantees, **Kimberly A. Bosworth and husband Christopher M. Bosworth** , all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Ronnie S. Kelley,** described as follows:

Lot 2, KELLEY SUBDIVISION, PART OF LOT 2 ON THE MAP OF WILLIAM BRADFORD LAND, as shown on plat of record in Instrument No. 20040913-0110152, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Ronnie S. Kelley by Warranty Deed from Frank Davenport, recorded the 13th day of March, 2002 in Instrument No. 20020313-0032028, in the Register's Office of Davidson County, Tennessee. (Ronnie S. Kelley is now deceased).

This is improved property known as **701B 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/she/they is/are 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/herself/themselves as the **Clerk and Special Commissioner of the Estate of Ronnie S. Kelley** 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 13th day of January 2005.

Barbara Webb

Barbara Webb, Clerk and Master, appointed as Clerk and Special Commissioner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of January 2005, before me personally appeared, Barbara Webb, Clerk and Master, appointed as Clerk and Special Commissioner for the Estate of Ronnie S. 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 S. Kelley, and acknowledged that he/she/they executed the same as his/her/their free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 13 day of January 2005.

My commission expires: 5/2008

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,900.00.

Affiant

Subscribed and sworn to before me this 14th day of January, 2005. 2004.

Notary Public

My Commission Expires:
1/27/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES JAN 27, 2007