23666

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
David J. Kelley
437 Cedar Forest Drive
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 10/05/05 14:45 2 pgs
Fees:13.00 Taxes:647.13
20051005-0120215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Realty Mortgage Corp.
700 Executive Center Drive, Suite 200
Brentwood, TN 37027

MAP	**128-03**
GROUP	**A**
PARCEL	**10.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James R. Morris and wife, Amanda B. Morris, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto David J. Kelley, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the First Revision of Cedar Forest, a Planned Unit Development, as of record in Book 6900, page 383, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James R. Morris and wife, Amanda B. Morris by deed from Clay Houston Ansley and wife, Christine Mary Ansley of record in Book 10547, page 986, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 437 Cedar Forest Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. 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 the 30th day of September, 2005.

James R. Morris

Amanda B. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, James R. Morris and wife, Amanda B. Morris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 2005.

~~R. Francene Kavin~~ Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: ~~11/19/2008~~ 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $174,900.00.

Amanda B. Morris
AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2005.

~~R. Francene Kavin~~ Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: ~~11/19/2008~~ 5/23/2009