This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 12/20/05 16:15 2 pgs
Fees:13.00 Taxes:1261.70
20051220-0152699

ADDRESS NEW OWNER:
George H. Kelly and Maxine A. Kelly
320 Mayfield Station
Brentwood, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 171-080 A
PARCEL 135.00 CO
06D-77425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charlene D. Nowell and Valeria N. Nowell, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George H. Kelly and Maxine A. Kelly, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lots 135 and part of 126 on the Resubdivision of Cottonport Plantation, Phase I, of record in Book 8250, Page 890, which voids, vacates and supercedes the recording of Lots 135 and 126 on Plat of record in Book 6900, Page 529 and 530, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charlene E. Nowell and Valeria N. Nowell , by deed from Pamela J. Reeves and husband, Harold Reeves of record in INST: 20040315-0029008, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deeds of record.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This conveyance is subject to restrictions of record in Book 7430, Page 784 et seq.; Amendment to Declaration of Covenants, Conditions and Restrictions in Book 7565, Page 57 and Book 7824, Page 254, said Register's Office.

This conveyance is subject to public utility and drainage easement and minimum building setback lines of record in Book 6900, Page 530; Storm Water Detainer Agreement of record in Book 7350, Page 137, said Register's Office. Charlene D. Nowell executed this instrument on behalf of Valeria N. Nowell pursuant to a Power of Attorney being recorded simultaneously herewith in INST: 2005_____-_____, said Register's Office, * 20051220-0152698

This is improved property known as 320 Mayfield Station, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George H. Kelly and Maxine A. Kelly, their heirs and assigns, forever; and we, Charlene D. Nowell and Valeria N. Nowell, both unmarried do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 12th day of December, 2005.

Charlene D. Nowell

Valeria N. Nowell by Charlene D. Nowell, Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charlene D. Nowell, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 2005.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-23-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Charlene D. Nowell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 12th day of December, 2005.

Notary Public

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 5-23-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 341,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of December, 2005.

5-23-06

NOTARY PUBLIC
My Commission Expires: