File No. 260600257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Joshua N Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2006.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 06/22/06 11:03 2 pgs
Fees:13.00 Taxes:517.63
20060622-0074579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua N. Kelley	New South Federal Savings Bank	018-16-0 131.00
(NAME) 323 Moncrief Avenue	(NAME) 210 Automation Way	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Birmingham, Alabama 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Joan M. Hughes, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua N. Kelley and wife, Laura A. Kelley**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated March 30, 2000, as follows:

Beginning at an iron rod in the north margin of Moncrief Avenue, said point being the southwest corner of parcel 130 and the southeast corner of the herein described tract. Thence along the north margin with a curve to the left, said curve having a radius of 1875.81 feet, a delta angle of 2 degrees 35 minutes 49 seconds, an arc length of 85.02 feet, and a chord of north 73 degrees 22 minutes 41 seconds west at 85.01 feet to an iron rod, said point being the southeast corner of parcel 132; thence along the east line of said parcel north 17 degrees 42 minutes 39 seconds east 255.53 feet to an iron rod, said point being the northeast corner of parcel 132; thence south 72 degrees 42 minutes 33 seconds east 85.00 feet to an iron road, said point being the northwest corner of parcel 130; thence along the west line of parcel 130 south 17 degrees 42 minutes 39 seconds west 254.50 feet to the iron rod at the point of beginning, containing 21,650.20 square feet and or 0.497 acres, more or less.

Being the same property conveyed to Joan M. Hughes by Warranty Deed dated August 10, 2005 of record in Instrument 200508160096693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Real property taxes for the year 2006 and thereafter, a lien not yet due and payable. Area or content of the subject property is neither guaranteed nor insured.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 323 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), Their 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 my/our hand(s) this 20th day of June, 2006.

Joan M. Hughes

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joan M. Hughes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of June, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie Notary Public

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