Davidson County DEEDWARR
Recvd: 05/25/07 09:16 3 pgs
Fees:18.00 Taxes:314.50

20070525-0062399

THIS INSTRUMENT PREPARED BY:
Ben M. Rose, Esq.
CORNELIUS & COLLINS, LLP
511 Union Street, Suite 1500
Post Office Box 190695
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel #s:
		147-16/147
Kevin M. Eldridge 632 Franklin Limestone Road Nashville, Tennessee 37217	Kevin M. Eldridge 4909 Pearson Place Nashville, Tennessee 37211	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Sworn to and subscribed before me this 16th day of April, 2007.

Notary Public

TAMMY A. LANGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires May 23, 2009

My Commission Expires:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, **MARGARET H. KELLEY, By Kathy Kelley Verrijcke, Attorney-in-Fact**, has this day bargained and sold, and does hereby transfer and convey to Grantee, **KEVIN M. ELDRIDGE**, his heirs, personal representatives, and assigns, all of her right, title, and interest in and to certain real property, situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 221 front 76 feet on the westerly side of Pearson Place and runs back between lines, 198 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear measuring 78 feet thereon.

Being the same property, conveyed to George Harold Callis and wife, Margaret S. Callis by deed from Melpar Homes, Inc., of record in Book 2689, page 349, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 2598, page 491; and also, Plan of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.

SOURCE OF GRANTOR'S EQUITABLE INTEREST IS A WARRANTY DEED RECORDED IN BOOK 3182, PAGE 293, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, having inherited the same by operation of law in tenancy by the entirety from her husband, Douglas R. Kelley, deceased, and has full power and lawful authority to sell and convey the same; that the title hereto is free, clear, and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 23 day of April, 2007.

Kathy Kelley Verrijcke, POA for Margaret Kelley

MARGARET HENDLEY KELLEY,
By Kathy Kelley Verrijcke, Attorney-in-Fact

STATE OF TEXAS)
)
COUNTY OF Dallas)

On this 23 day of April 2007, before me personally appeared **KATHY KELLEY VERRJCKE, ATTORNEY-IN-FACT FOR MARGARET HENDLEY KELLEY**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 23 day of April, 2007.

Rita Lynn Ramsey
My Commission Expires
09/22/2010

Notary Public

My Commission Expires: 9/22/2010