Davidson County DEEDWARR
Recvd: 11/01/07 15:27 4 pgs
Fees:23.00 Taxes:258.63
20071101-0129134

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of October, 2007, by and between DOROTHY LOUISE HUNTER, a 2/3 undivided interest, and RONNIE HARBISON, a 1/6 undivided interest AND SHERRY SHEPHERD, a 1/6 undivided interest, hereinafter called Grantors, and JOHN A. KELLY, JR., UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DOROTHY LOUISE HUNTER, a 2/3 undivided interest, and RONNIE HARBISON, a 1/6 undivided interest AND SHERRY SHEPHERD, a 1/6 undivided interest, as Grantors, do hereby bargain, sell, transfer and convey unto JOHN A. KELLY, JR., UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2907 JONES AVENUE, NASHVILLE, TENNESSEE 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:
Dorothy Louise Hunter by Ronnie Harbison POA
DOROTHY LOUISE HUNTER
Signature of Seller

Ronnie Harbison
RONNIE HARBISON
Signature of Seller

Sherry Shepherd by Ronnie Harbison POA
SHERRY SHEPHERD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RONNIE HARBISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tn, **this** 23 **day of October, 2007.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JOHN A. KELLY, JR.

2907 JONES AVENUE
NASHVILLE, TENNESSEE 37207

Property Address:

2907 JONES AVENUE, NASHVILLE, TENNESSEE 37207

Person Responsible for Taxes:

Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Map & Parcel #: MAP 060-12-0, PARCEL 140.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$69900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of **October, 2007.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8072

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23RD day of October, 2007 before me personally appeared **RONNIE HARBISON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **DOROTHY LOUISE HUNTER**, and acknowledged that he executed the same as the free act and deed of the said **DOROTHY LOUISE HUNTER**, pursuant to that certain Specific Power of Attorney, of record in Instrument Number 20071101-0129132, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 23rd day of October, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23RD day of October, 2007 before me personally appeared **RONNIE HARBISON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SHERRY SHEPHERD**, and acknowledged that he executed the same as the free act and deed of the said **SHERRY SHEPHERD**, pursuant to that certain Specific Power of Attorney, of record in Instrument Number 20071101-0129133, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 23rd day of October, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT 'A'

Being parts of Lots Nos. 11 and 12 on the Final Plan of Joy Wood Heights, Section III, described according to a survey made by W.W. Turner Company, Engineers, January 15, 1948, being also known as Lot No. 5 on the Plan of a resubdivision of said Lots 11 and 12, not of record, described according to a survey made by Stephen A. Draper, Surveyor, March 23, 1956, as follows:

Beginning on the southeasterly margin of Jones Avenue as relocated, at the northeast corner of the property conveyed to M. P. Brown and wife, by deed from James G. Barrett and wife, of record in Book 2744, page 409, Register's Office for said County; thence with Brown's line south 26 deg. 45' east 179 feet to an iron pin; thence north 56 deg. 30' east 100.5 feet to an iron pin; thence north 26 deg. 45' west 169 feet to an iron pin set in the southeasterly margin of Jones Avenue as relocated; thence with the margin of the same, south 63 deg. 15' west 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to Grace Hudson Lankford, by Warranty Deed from James C. Barrett and wife, Louise B. Barrett, of record in Book 3226, page 467, Register's Office for DAVIDSON County, Tennessee, the said Grace Hudson Lankford, now known as Grace Hudson Holleman, died on January 10, 2007, unmarried and testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee on February 23, 2007, Docket No. 07P-335, the property was devised unto her four sisters, Annie Smith, Mildred Harbison, Daisy Lee Hudson and Dorothy Louise Hunter. Annie Smith predeceased Grace Hudson Holleman on 11-15-05, leaving only her husband, Henry Smith as her only heir; Mildred Harbison predeceased Grace Hudson Holleman on 2-5-06, unmarried, leaving her two children, Ronnie Harbison and Sherry Shepherd as her only two heirs; Daisy Lee Hudson died on 8-14-07, unmarried, intestate and without issue.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 060-12-0, PARCEL 140.00).
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4015, page 153, Register's Office for DAVIDSON County, Tennessee.

3. Easement(s) stated within Warranty Deed of record in Book 1586, page 291, Register's Office for DAVIDSON County, Tennessee.

4. Subject to flow of creek.

5. Any loss or damage due to the insufficiency of the legal description as set forth in Exhibit "A" hereof.