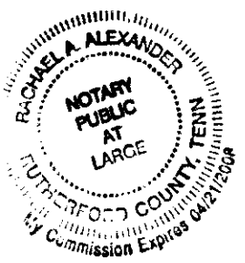
(1)

File No. 280200222

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/21/08.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 02/20/08 14:18 2 pgs
Fees:13.00 Taxes:369.63
20080220-0016716

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Kelley	Countrywide Bank, FSB	126-06-0-391.00
(NAME)	(NAME)	
159 Tusculum Road	3011 Amory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37204	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT FRENCH AND WIFE, KATHERINE FRENCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY D. KELLEY, UNMARRIED**, 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. 2, on the Plan of Old Tusculum Road Heights, Section 3, on an unrecorded plan, described according to a survey of Barry Greer & Associates, dated December 12, 1978 as follows:

BEGINNING AT A POINT in the south margin of Tusculum Road; thence south 27 degrees 14' west 36.00 feet to a point; thence south 37 degrees 06' east 89.69 feet; thence south 15 degrees 18' east 54.14 feet; thence south 36 degrees 02' east 57.90 feet to a point in the north margin of Old Tusculum Road; thence with said north margin of Old Tusculum Road south 86 degrees 52' east 74.00 feet; thence around a curve connecting said Tusculum Road and Old Tusculum Road 62.10 feet to a point in the south margin of Tusculum Road; thence with a curve having a radius of 597.76 feet and with said margin of Tusculum Road 21.91 feet to a point; thence continuing with south margin of Tusculum Road north 47 degrees 06' west 218.97 feet to the beginning.

Being the same property conveyed to Robert French and wife, Katherine Turenne by Warranty Deed dated May 15, 2002 of record in Instrument No. 20020520-0061149, Register's Office for Davidson County, Tennessee.

*Katherine Turenne, Katherine L. Turenne and Katherine French is one and the same person.

THIS CONVEYANCE IS SUBJECT TO:
Easement of record in Book 4155, Page 695; Register's Office for Davidson County.

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 159 Tusculum Road, Antioch, TN 37013
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 15th day of February, 2008.

Robert French

Katherine French

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert French and Katherine French the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of February, 2008.

Commission expires: 5/18/08

Notary Public

File Number: 280200222

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds