Davidson County DEEDWARR
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Fees:13.00 Taxes:584.60

20081231-0123816

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Richard C. Argo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2008.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard C. Argo	NEW OWNER	Parcel ID:
131 Holt Hills Rd.		17300007100
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert L. Kelly and Patsy Y. Evans fka Patsy Y. Kelly and Juanita K. Brake

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Richard C. Argo , married
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:

BEING part of Tract No. 11 on the Plan of Marshall T. Polk's Subdivision of the Patterson Lands, as of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 21, 1958, as follows:

Beginning on the northerly margin of Hill Chapel Road at the southwest corner of the property conveyed to Leonard S. Mundy and wife, by deed from W. A. Hodges and wife, of record in Book 2495, Page 496, said Register's Office; thence with the westerly line of said Mundy property north 12 degrees west 210 feet to Mundy's northwest corner; thence south 76 degrees west 212.7 feet; thence south 15 degrees 30' east 210 feet to the northerly margin of Hill Chapel Road; thence with said Road north 76 degrees east 200 feet to the beginning containing .99 of an acre, more or less.

Being the same property conveyed to Robert L. Kelly, Patsy Y. Kelly (nka Patsy Y. Evans) and Juanita K. Brake, by Quitclaim Deed from Robert L. Kelly of record in Instrument 20020815-0098705, said Register's Office. See also deeds of record in Book 9471, Page 566, and Book 6222, Page 438, said Register's Office. The said Jewel Mundy Kelly and William N. Kelly now being deceased.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 421, Page 146, said Register's Office; (3) Water and Water Pump Agreement of record in Book 2811, Page 503, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as **6314 Hills Chapel Road, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 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 GRANTEES, 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 our hands this 30th day of December, 2008.

Robert L. Kelly

Patsy Y. Evans

Juanita K. Brake

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Kelly, Patsy Y. Evans fka Patsy Y. Kelly, and Juanita K. Brake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2008.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.