File Box 8

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***362,000.00.

Arthur Barton Pepper
Affiant

BILL GARRETT, Davidson County
Trans:T20120064438 DEEDWARR
Recvd: 08/28/12 14:17 2 pgs
Fees:13.00 Taxes:1339.40
20120828-0077617

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 27 day of August, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Kathleen C. Kelley
3912 Estes Road
Nashville, Tennessee 37215

SEND TAX BILLS TO

BancorpSouth Bank
P.O. Box 3356
Tupelo, MS 38803-3356

MAP & PARCEL NOS.

MAP 116-16-0
PARCEL 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Two Thousand and 00/100 Dollars ($***362,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Arthur Barton Pepper, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Kathleen C. Kelley and Alpheus R. Kelley, wife and husband, (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 the south 125 feet of Lot No. 1 on the Map of Part 1, Wallace Subdivision, of record in Plat Book 1424, Page 16, in the Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 125 feet on the easterly side of Estes Avenue and runs back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to Arthur Barton Pepper and wife, Emily M. Pepper, by Warranty Deed dated April 28, 1988, from Estate of Madalyn J. Pepper, Arthur Barton Pepper, Travis Jerrolld Pepper, Jr. and James Trent Pepper of record in Book 7530, page 226, in the Register's Office for Davidson County, Tennessee; the said Emily M. Pepper having since died on February 4, 2011.

This is improved property known as 3912 Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Map of Part 1, Wallace Subdivision, of record in Plat Book 1424, Page 16, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 27 day of August, 2012.

Arthur Barton Pepper

Arthur Barton Pepper

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 Arthur Barton Pepper, the 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 and official seal this 27 day of August, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY