THIS INSTRUMENT WAS PREPARED BY

[illegible] N. Kelley, Jr., Attorney
NASHVILLE, TENNESSEE

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WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map. 81-11
SEND TAX NOTICES TO: John W. Kelley, Sr.
ADDRESS: 1613 Buchanan St., Nashville, Tenn. Par. 213-215

For and in Consideration of the sum of ($10.00)
TEN and no/100 DOLLARS

cash in hand paid and other valuable consideration the receipt of which is hereby acknowledged,

STATE TAX $ 1.35 0
PROBATE .50
TOTAL $ 1.43 0

DEC 27 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 27 1967

We, John W. Kelley, Sr. and wife, Myrtle J. Kelley, have given, and by this instrument have bargained and sold

~~have bargained and sold~~ and by these presents do transfer and convey unto the said John W. Kelley, Jr., Patrick E. Kelley, Katherine Kelley Conn, as tenants in common, 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 Lot No. 357 in McGavock, Wetmore & Others' Second Addition to Nashville, of record in Book 21, page 41, Register's Office for said County, and described as follows:

Beginning at the Southeast corner of Buchanan Street, formerly the Hydes Ferry Pike, and 17th Avenue North, formerly James Street, being the Northwest corner of said Lot No. 357; thence with the South margin of Buchanan Street Eastwardly 100 feet to the Northwest corner of part of said lot formerly owned by Fred Hardel, which was conveyed to him by deed of record in Book 91, page 310, said Register's Office; thence with Hardel's West line as established by a quitclaim recorded in Book 231, page 115, said Register's Office, Southwardly to the Northeast corner of a part of said Lot conveyed by J.M. Tritschler and wife, to Westfield and wife, by deed of record in Book 231, page 167, said Register's Office; thence with said Westfield's North line and with the South line of part of said Lot No. 357, conveyed by H. Westfield and wife, to J.M. Tritschler, by deed of record in Book 545, page 643, said Register's Office, Westwardly 120 feet to the East margin of said 17th.Avenue North; thence with the East margin of said Avenue Northwardly 146 feet to the beginning.

Being the same property conveyed to Mrs. J. W. Kelley (she being the same person as Myrtle J. Kelley) by deed from Theodore W. Eckhardt, of record in Book 1340, page 107, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the southerly part of Lot No. 357 on D.T. McGavock's Addition, as of record in Book 21, page 41, Register's Office for said County, and described according to a survey of James A. Hamilton, Jr., Surveyor, dated May 19, 1961, as follows: BEGINNING at an iron pin in the easterly margin of 17th Avenue North, at the corner of Lots Nos. 357 and 358; thence easterly with the dividing line between said lots, 170 feet to an iron pin in the westerly margin of an alley; thence with said alley in a northerly direction 20.95 feet to an iron pin; thence in a southwesterly direction 170.75 feet to an iron pin in the easterly margin of 17th Avenue North; thence southerly with the margin of said Avenue 57 feet to the point of beginning. Being the same property conveyed to J. W. Kelley and wife, Myrtle J. Kelley, by deed from Henry Westfield, of record in Book 3247, page 377, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, beginning at an ironpin in the northerly margin of the 17th Avenue, North at the corner of Lot No. 357; thence easterly along a line 89 feet to a point; thence westerly 89.3 feet to an iron pin at the northerly margin of 17th Avenue, North ; thence southerly with the margin of said avenue 8 feet to the point of beginning.

Being the same property conveyed to John W. Kelley, Sr., by deed from Henry Westfield, of record in Book 3247, page 397, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Kelley, Jr., Patrick E. Kelley and Katherine Kelley Conn, their heirs and assigns, forever.

And we do covenant with the said John W. Kelley, Jr., Patrick E. Kelley, and Katherine Kelley Conn 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.

And we, John W. Kelley, Sr. and Myrtle J. Kelley 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.

Witness our hand s this 23rd day of December, 1967

John W. Kelley Sr

Myrtle J. Kelley

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Judia R Liddell, a Notary Public in and for said County and State, the within named John W Kelly, Jr. & Myrtle J. Kelly

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1957.

Judia R Liddell, Notary Public

Commission Expires Dec 6, 1959

STATE OF _____
County of _____

00940

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 27 11 08 AM '57
NOTES BOOK 113 PAGE 45
RECORDING FEE $ 4.50
DEP. REG. _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public