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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
James Kirtley

TO
Peggy Keylon Adams

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Fred E. Cowden, Jr., Attorney
GLASGOW, ADAMS & TAYLOR
2319 Crestmoor Drive
Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Keylon Adams (NAME)	SAME (NAME)	Map 104-9
3519 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 153
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

C 3 1 1 5 3

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

Nov 8 2 00 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$31,500.00 Mrs. Peggy Keylon Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19____.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00)---------- DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of the grantee herein to assume the balance due and owing on a promissory note secured by a deed of trust of record in Book 4447, page 375, Register's Office for Davidson County, Tennessee, we, James Kirtley and wife, Angie Kirtley, who joins in this conveyance for the purpose of conveying whatever right, title and interest she may have in the herein described property,

have bargained and sold, and by these presents do transfer and convey unto the said Peggy Keylon Adams her 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. 60 of Block 3, Richland Realty Company's Division "A," of record in Book 161, page 151, Register's Office for said County. Said Plan does not show said block divided into lots but according to an unregistered copy of a survey thereof, showing said block divided into lots, said part of Lot No. 60 is described as follows:

Beginning at a point in the southerly margin of Richland Avenue 440 feet more or less east of the easterly margin of Bowling Avenue at the northeast corner of the property conveyed to Howard F. McGaw by deed from Fannie McCann Davis and husband, of record in Book 1102, page 106, said Register's Office; thence along McGaw's easterly line, southerly 200 feet to a point which is 484.5 feet more or less east of the easterly margin of Bowling Avenue, being McGaw's southeast corner; thence easterly 67 feet more or less to a point; thence northerly 200 feet to the southerly margin of Richland Avenue; thence with the margin of the same westerly 60 feet to the point of beginning.

Being the same property conveyed to James Kirtley by deed from James K. Goldfeder and wife, Cheryl A. Goldfeder of record in Book 4737, page 237, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 3519 Richland Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peggy Keylon Adams her heirs and assigns, forever.

And we do covenant with the said Peggy Keylon Adams 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, James Kirtley and wife, Angie Kirtley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Peggy Keylon Adams her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand- s this 7th day of November, 19 73

James E Kirtley
James Kirtley

Angie Kirtley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth T. Sloan, a Notary Public in and for said County and State, the within named James Kirtley and wife, Angie Kirtley

the bargainors, 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 7th day of November, 19 73

Elizabeth T. Sloan, Notary Public.

Commission expires Nov 19, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, NOV-8- CONV 31,500.00, a Notary Public of the State and County aforesaid, personally appeared NOV-8- TAX A* 81.90, with whom I am personally acquainted, and who, upon oath, acknowledged NOV-8- PRFEE A* .50 self to be NOV-8- WOEED A* 4.00 * 86.40 of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of, 19

, Notary Public.

Commission expires

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $31,581.90, Affiant Fred E. Crowell

Subscribed and sworn to before me this 8th day of November 19 73

Deputy Register