This Instrument Was Prepared
By WILLIAM C. BOYERS, ATTY,
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENN. 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BERNIS E. KELLY | LOVELL & MALONE, INC. | |
| (NAME) | (NAME) | 94-1 |
| 1505 Electric Avenue | P. O. Box 2663, Uptown Station | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 417 pd |
| Nashville, Tennessee 37206 | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, W. E. BROWN AND WIFE, DONNA JOYCE BROWN

have bargained and sold, and by these presents do transfer and convey unto the said BERNIS E. KELLY AND WIFE, MARY A. KELLY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Shelby Village No. Two, of record in Book 1835, page 48, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Electric Avenue at the corner of Lots Nos. 83 and 84; thence with the line between said lots, northwesterly 121.5 feet to the corner of Lot No. 82; thence with the line between said lots nos. 82 and 83, northeasterly 106.2 feet to the westerly margin of South 16th Street; thence with the margin of the same, southerly 60.5 feet to the beginning of a curve; thence around said curve southwesterly 53.8 feet to the margin of Electric Avenue; thence with the margin of the same southwesterly 45.6 feet to the point of beginning.

BEING the same property conveyed to W. E. Brown by deed from the heirs of Clarence A. Perry, of record in Book 4763, page 811, Register's Office for said County.

The above described property is conveyed subject to restrictions of record in Book 2015, page 639, said Register's Office, which were made applicable to the premises in question by instrument of record in Book 2086, page 339, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1505 Electric Avenue
(House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 10th day of January, 19 74.

W. E. Brown
(W. E. Brown)

Donna Joyce Brown
(Donna Joyce Brown)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Fred M. Latham, a Notary Public in and for said County and State, the within named W. E. Brown and wife, Donna Joyce Brown

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 10th day of January, 19 74.

My commission expires 10/19/76 Notary Public at Large Fred M Latham

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 11,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Bernis E Kelly
(Bernis E. Kelly)

Sworn to and subscribed before me this 10th day of January, 19 74.

My commission expires 10/19/76 Notary Public at Large Fred M Latham

This instrument was prepared by:

Name Address

JAN 11 74 CONV 11,900.00
JAN 11 74 STAX A* 30.94
JAN 11 74 PRTEE A* .50
JAN 11 74 RECD A* 4.00 * 35.44

WARRANTY DEED

FROM

W. E. BROWN AND WIFE, DONNA JOYCE BROWN

TO

BERNIS E. KELLY AND WIFE, MARY A. KELLY

C 38151

IDENTIF. REF. TENN

JAN 11 10 58 AM

FELIX Z. WILSON
DAVIDSON COUNTY
TENN.

Tennessee Title
of
Pioneer National Title Insurance Company
Suite 2122 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

MAIL TO:
LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219

FORM 1002 HERSEY REV. 4/1/72