NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael Lawler	Third National Bank	2DA 15985
418 East Thompson Lane	P. O. Box 2628	119-8-14
Nashville, Tennessee 37211	Nashville, TN 37219	

DEED

WHEREAS, John Norman Kellogg and wife, Irene Clark Kellogg, did purchase and acquire by Installment Deed from Donald R. Nail, et ux, of record in Book 2541, page 70, Register's Office of Davidson County, Tennessee, certain real property in said County which is hereinafter more particularly described; and

WHEREAS, the said John Norman Kellogg died on or about 5 May, 1968, survived by his wife, Irene Clark Kellogg, who thereupon became the owner in fee simple of said property, subject to certain indebtedness thereon secured by a Deed of Trust upon same to secure an indebtedness, which has since been paid in full and the lien thereof released; and

WHEREAS, the said Irene C. Kellogg died testate on or about 25 April, 1977, and her Last Will and Testament was duly admitted to probate and recorded in Will Book 120, at page 275, office of the County Court Clerk of Davidson County, Tennessee, in which will the testatrix devised the said real property to Laura C. Bradley, Blanche C. Martin, Edna C. Calderwood, M. Dell Anderson, and Velma C. Coburn, sisters, Albert B. Clark, Frank J. Clark, brothers, and Sandra Anderson Buhler, niece, to be divided equally, share and share alike, and further provided that "Should any of my sisters or brothers be deceased their share shall go to their children."; and

WHEREAS, all of the devisees named by the testatrix whose names are hereinabove set out, survived her except Velma C. Coburn, who died in 1976, survived by her husband, Clarence D. Coburn, and three sons, Clarence D. Coburn, Jr., Cecil Duff Coburn and Michael L. Coburn, all as is set out in an Affidavit of Heirship made by Laura C. Bradley, a sister of the testatrix, said Affidavit being of record in Book 5177, page 210, R.O.D.C.; and

WHEREAS, each of the named devisees who survived the testatrix, and the sons of Velma C. Coburn, deceased, have designated Morton B. Howell as their Attorney-in-Fact and have expressly authorized and directed him to convey the said real property to Michael Lawler as Grantee, in accordance with the terms of an agreement in writing, which is described in the instruments so appointing the said Attorney-in-Fact, same being of record in Book 5177, pages 212, 215, 218, 221, 224, 227, 230, 233, 236, 239, Register's Office of Davidson County, Tennessee,

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES AFORESAID and the sum of Forty-Five Thousand ($45,000.00) Dollars, cash in hand paid, receipt of which is hereby expressly acknowledged, Grantor, Morton B. Howell, as Attorney-in-Fact for the persons named above, has bargained and sold and does by these presents transfer and convey to the said Michael Lawler, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Glencliff Estates, Section 2, as of record in Book 1130, pages 77 and 78, Register's Office for said County. Said Lot No. 22 fronts 100 feet on the easterly side of Thompson Lane and runs back 344 feet on the northerly line, 324 feet on the southerly line to a dead line, measuring 105 feet thereon.

Being the same property conveyed to John Norman Kellogg, Sr. and wife, Irene C. Kellogg, by deed from Donald R. Nail and wife, Helen Thorp Nail, of record in Book 2541, page 70, said Register's Office.

This conveyance is made subject to easements for public utility purposes and 88 foot building set back line, as shown on plan in Book 1130, pages 77 and 78, Register's Office for said County,

and restrictive covenants contained in an instrument executed by Glencliff Estates, Inc. of record in Book 1300, page 290, made applicable to Glencliff Estates, Section 1, and which are placed upon lots in said estates, Section 2, by instrument of record in Book 1373, page 61, Register's Office for said County. This conveyance is further subject to an easement for sewer purposes of record in Book 4159, page 209, said Register's Office.

This is improved property, known as 418 East Thompson Lane, Nashville, Tennessee, 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 Michael Lawler, his heirs and assigns, forever.

Grantor, as Attorney-in-Fact for the owners named above, does hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the deed aforesaid to John Norman Kellogg and wife, Irene C. Kellogg, and does hereby warrant the title to said property as fully as he is authorized to do as Attorney-in-Fact, but not further or otherwise.

It is agreed between the parties that taxes for the year 1977 will be prorated and assumed and paid by the Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set his hand as Attorney-in-Fact for Laura C. Bradley, Blanche C. Martin, Edna C. Calderwood, M. Dell Anderson, Albert B. Clark, Frank J. Clark, Sandra Anderson Buhler, Clarence D. Coburn, Jr., Cecil Duff Coburn, and Michael L. Coburn, this 1st day of August, 1977.

Morton B. Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Morton B. Howell, as Attorney-in-Fact for Laura C. Bradley, Blanche C. Martin, Edna C. Calderwood, M. Dell Anderson, Albert B. Clark, Frank J. Clark, Sandra Anderson Buhler, Clarence D. Coburn, Jr., Cecil Duff Coburn, and Michael L. Coburn, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, as such Attorney-in-Fact, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of August 1977.

Notary Public

My commission expires:

6/7/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $45,000.00. Subscribed and sworn to before me, this 1st day of August 1977.

Affiant

My commission expires:

6/7/80

THIS INSTRUMENT PREPARED BY:
HOWELL & FISHER, ATTORNEYS
401 Court Square Building
Nashville, TN 37201

By:

AUG-57	CONV	45,000.00			
AUG-57	S'TAX		B* 117.00		
AUG-57	P&FEE		B* .50		
AUG-57	W'DEED		B* 4.00	*	121.50

E 18722

IDENTIF. REFERENCE

AUG 5 12 45 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.