ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mark A. Kelley, et ux (NAME)	S A M E BOOK 5251 PAGE 386 (NAME)	Map 91-2
5407 California Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par- 324 20
Nashville, Tenn. 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND AND NO/100ths---------- ($12,000.00) DOLLARS

of which $5,963.69 has been paid in cash by Mark A. Kelley and wife, Janice K. Kelley, the receipt of which is hereby acknowledged, and for the remainder, the said Mark A. Kelley and wife, Janice K. Kelley assume and agree to pay the unpaid balance of $6,036.31, of an original indebtedness of $8,500.00 under a note dated September 20, 1975, payable to the order of John W. Owen, and wife, and secured by a vendor's lien executed by Herschel L. Smith, Jr., and wife, Brenda L. Smith of record in Book 4953, page 833, REgister's Office for Davidson County, Tennessee, we, Herschel L. Smith, Jr., and wife, Brenda L. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Mark A. Kelley and wife, Janice K. Kelley

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

Being Lots Nos. 1314, and 1316 of Block 45, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said Lots Nos. 1314 and 1316 front together 50 feet on the southerly side of California Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Herschel L. Smith, Jr., and wife, Brenda L. Smith by deed from John W. Owen and wife, Pearl F. Owen, of record in Book 4953, page 833, said Register's Office.

FEB-9[illegible]	CONV	12,000.00			
FEB-9[illegible]	S'TAX		B*	31.20	
FEB-9[illegible]	PR'FEE		B*	.50	
FEB-9[illegible]	W'DEED		B*	4.00	* 35.70

This is improved (X) unimproved ( ) property, known as 5407 (House Number) California Avenue (Street)

Nashville, (P. O. Address) Tennessee (City or Town) 37209 (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 8TH day of February, 19 78.

Herschel L. Smith, Jr.

Brenda L. Smith

BOOK 5251 PAGE 387

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, H. B. Duncan, a Notary Public in and for said County and State, the within named Herschel L. Smith, Jr. and Brenda L. Smith

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 8th day of February, 19 78.

My commission expires 2-7-79 Notary Public H.B. Duncan

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 $ 12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mark A. Kelley

Sworn to and subscribed before me
this 8th day of February, 19 78.

My commission expires 2-7-79 Notary Public H.B. Duncan

This instrument was prepared by:

John P. Fosbinder, Attorney, 338-46th Avenue North, Nash. Tn. 37209	
Name	Address

WARRANTY DEED

FROM Herschel L. Smith, Jr., et ux

TO Mark A. Kelley, et ux

E 49880

IDENTIF. REFERENCE

FEB 9 2 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219