This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5412 PAGE 814

WARRANTY DEED

3401823/gps/dw

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: File	MAP PARCEL NUMBERS
Miss Karen Ann Pitts (NAME)	First Federal Savings & Loan Association (NAME)	130-3
632 Royal Oaks Place (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue (STREET ADDRESS)	71
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------
---------- *Dollars,*
cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged,

We, Thomas H. McKelvey, Jr., and wife, Amy McKelvey,

have this day bargained and sold, and do hereby transfer and convey unto the said Karen Ann Pitts, unmarried,

certain real estate in Davidson County, Tennessee, as follows: her *the Grantees herein, ~~his, her~~ heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Resubdivision of Royal Oaks, Section "A" of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 100 feet on the easterly side of Royal Oaks Place and runs back 227.8 feet on the north line and 228.1 feet on the south line, to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Thomas H. McKelvey, Jr., and wife, Amy McKelvey, by Deed from Kenneth M. Ballew and wife, Mary Lezette Ballew, of record in Book 5056, Page 374, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 1847, Page 143, Register's Office for Davidson County, Tennessee.

A 10-foot easement for public utility and drainage purposes along the rear line of said lot as of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 29th day of March, 19 79

Affiant

My commission expires: 1-19-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 632 Royal Oaks Place, Nashville, Tennessee 37205.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees ~~his, her~~ heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., her except as hereinabove set forth and for taxes for the year 1979 which have been prorated and which Grantee herein agrees to assume and pay.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees ~~his, her~~ heirs and assigns, against the lawful claims of all persons.

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 29th *day of* March, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas H. McKelvey, Jr.
Thomas H. McKelvey, Jr.

Amy McKelvey
Amy McKelvey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie W. Smith, *a Notary Public in and for said County and State,* Thomas H. McKelvey, Jr., and wife, Amy McKelvey,

the within named 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* 26th *day of* March, *19* 79.

Annie W. Smith *Notary Public*

Commission expires 6-2-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *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 .....

2587 04/02 186.50- CHECK

WARRANTY DEED

FROM
THOMAS H. McKELVEY, JR., AND WIFE, AMY McKELVEY

TO
KAREN ANN PITTS

F. 2. I. 3 6. 7. T

IDENTIF. REFERENCE

APR 2 2 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5412 PAGE 816

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70000.00-	CO
			182.00	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 186.50-
			2587A04/02/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 3. 6. 7. 1

T
IDENTIF. REFERENCE

APR 2 2 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674052