"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. McKelvey, Jr., et ux. (NAME:)	First Tennessee Bank, N.A. (NAME:)	Map 130-3
621 Royal Oaks Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 59
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Memphis, TN (CITY) (ZONE) (STATE)	BM-08110

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For and in Consideration of the sum of Ten and No/100 ($10.00)---------- ---------- *DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ann E. Maybank (the "Grantor")

has / does *bargained and sold, and by these presents do transfer and convey unto the said* Thomas H. McKelvey, Jr. and wife, Amy S. McKelvey (the "Grantees"), their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 7 and the northerly 50 feet of Lot No. 9 on the Map of the ReSubdivision of Royal Oaks, Section "A," as of record in Book 1424, page 55, Register's Office for said County.

Said parts of said lots adjoin and front together 100 feet on the westerly side of Royal Oaks Place and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Ralph M. Andres and wife, Ann E. Andres, by deed from David A. Cullum and wife, Joan P. Cullum, of record in Book 4836, page 484, Register's Office for Davidson County, Tennessee, the said Ralph M. Andres and Ann E. Andres having since been divorced by Final Decree dated July 2, 1976, of record in Minute Book 32A, page 60, in the 5th Circuit Court of Davidson County, Tennessee, with title to said property being divested out of Ralph M. Andres and vested in Ann Frances English, formerly Ann E. Andres, and the said Ann Frances English having since remarried and being the same person as Ann E. Maybank.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $88,000.00

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

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Said property is sold and conveyed subject to the following:

1. 1979 State and County and City of Belle Meade real property taxes, which have been prorated and assumed by the Grantees;

2. Owner's certificate and 10-foot utility easement along the rear line of said lots - all as shown on the Plan of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

David H. Maybank, the husband of Ann E. Maybank, joins herein for the purpose of transferring and conveying to the Grantees any right, title or interest which he may have in and to the above described real property.

unimproved ( ) This is improved (X) property, known as 621 Royal Oaks Place, Nashville, TN 37205 (House Number) (Street) P. O. Address: (City or Town)

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 Grantor does ~~do~~ *covenant with the said* Grantees *that* she is *lawfully seized and possessed of said land in fee simple;* has ~~have~~ *a good right to convey it, and the same is unencumbered,* except as stated herein.

And Grantor does *further covenant and bind* herself, her *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.*

Witness our *hand* s *this* 20th *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.*

Ann E. Maybank
ANN E. MAYBANK

David H. Maybank
DAVID H. MAYBANK

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Personally appeared before me, CARLTON SIMONS, *a Notary Public in and for said County and State, the within named* Ann E. Maybank and husband, David H. Maybank,

.....

.....

*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 Charleston, South Carolina, *this* 20 *day of* March, *19* 79.

Carlton Simons, *Notary Public*

My Commission expires June 13, 1979

Commission Expires.....

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.....

WARRANTY DEED

FROM

ANN E. MAYBANK, ET VIR.

TO

THOMAS H. McKELVEY, JR., ET UX.

F 2 2 7 7 9

IDENTIF. REFERENCE

APR 6 3 51 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

4286 04/06 237.33- CHECK

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

BOOK 5417 PAGE 548

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
			88000.00- CO	
			228.80 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	237.30-
4286A04/06/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 2 7. 7.

IDENTIF. REFERENCE

APR 6 3 51 PM '79

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 675697