This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5460 PAGE 328

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Kelley, Jr. et ux	SAME	Map 103-14
(NAME)	(NAME)	
905 Neartop Drive		Parcel 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by John C. Kelley, Jr. and wife, Nancy P. Kelley and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, B. Andes Hess, Jr. and wife, Betty Gardner Hess,

have this day bargained and sold, and do hereby transfer and convey unto the said John C. Kelley, Jr. and wife, Nancy P. Kelley, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for said County.

Said Lot No. 11 fronts 202.6 feet on the south side of Neartop Drive and runs back 220 feet on the west line and 220.1 feet on the east line to a dead line in the rear on which it measures 202.6 feet.

The above described property was conveyed to B. Andes Hess, Jr. and wife, Betty Gardner Hess, by deed from Richard M. Womack and wife, Nancy B. Womack of record in Book 4581, page 879, said Register's Office.

This conveyance is subject to 10-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Neartop Drive, and conditions of owner's certificate, as shown on plan of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument of record in Book 2749, page 338, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 93,500.00

Subscribed and sworn to before me, this the 8th day of August 19 79

Affiant

My commission expires: 1-14-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 905 Neartop Drive, 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 belonging to the said John C. Kelley, Jr. and wife, Nancy P. Kelley, their *(successors), 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,* except for 1979 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John C. Kelley, Jr. and wife, Nancy P. Kelley, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 8th *day of* August, 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.*

B. Andes Hess, Jr.

Betty Gardner Hess

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ashworth, *a Notary Public in and for said County and State,* B. Andes Hess, Jr. and wife, Betty Gardner Hess,

*the within named 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* August, *19* 79

Mary W Ashworth
Notary Public

Commission expires 1-18-82

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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

B. Andes Hess, Jr. et ux

TO

John C. Kelley et ux

G-236963

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

F 45529

IDENTIF. REFERENCE

AUG 10 12 45 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5480 PAGE 330

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

53503.00- CO
243.10 CO TX
.50 PRFE
6.00 WDE D
CHECK 249.60-
3260A08/10/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45529

IDENTIF. REFERENCE

AUG 10 12 45 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703797