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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Kelly and wife,	Third National Mortgage	Map 130-4
(NAME) 4131 Wallace Lane	P.O. Box 2628 (NAME) 444 James Robertson Parkway	Parcel 63
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37215	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~we~~ I, C. David Bird, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Kelly and wife, Kathy Fujioka-Kelly

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the northerly part of Lot Nos. 43 and 44 on the Map of Wallace Subdivision, Part I, as of record in Book 1424, page 16, Register's Office for said County, described as follows:

Beginning on the westerly margin of Wallace Lane, formerly Vail Avenue, at the northeast corner of the property conveyed to Joe M. Wilson and wife, by deed from Allen Murphy and wife, of record in Book 1453, page 537, Register's Office for said County; thence with said Avenue, northwardly 100 feet; thence westwardly 179.5 feet; thence southwardly 126 feet to Wilson's northwest corner; thence with Wilson's northerly line, eastwardly 201 feet to the beginning.

Being the same property conveyed to C. David Bird and wife, Donna T. Bird, by deed from John C. Lovell and wife, Joan F. Lovell, of record in Book 5475, page 574, said Register's Office, and being the same property conveyed to C. David Bird by quitclaim deed from Donna T. Bird, of record in Book 5767, page 734, said Register's Office.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5475, page 577, said Register's Office, payable to Third National Mortgage Company, and assigned to Philadelphia Saving Fund Society by instrument of record in Book 5532, page 101, said Register's Office.

The above property is conveyed subject to the following:

1. 1982 Metropolitan Government taxes.
2. Sanitary sewer easement of record in Book 3458, page 96, said Register's Office.
3. The Plan of record in Book 1424, page 16, said Register's Office.
4. The above deed of trust assumed by Grantees.

This is improved (X) unimproved ( ) property, known as 4131 Wallace Lane, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 successors, assigns 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. Wherever 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 my hand this 16th day of July, 1982

C. David Bird by Joseph N. Barker Attorney-in-Fact

C. David Bird by Joseph N. Barker
as Attorney in Fact

STATE OF _____)

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COUNTY OF _____)

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 _____, this ____ day of _____, 19__.

Commission Expires: _____

Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) 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 official seal at office at _____ on this ____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

C. David Bird, an unmarried person

TO

Don Kelly and wife, Kathy Fujioka-Kelly

H.00250

IDENTIF. REFERENCE

JUL 19 10 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of July, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph N. Barker, to me known to be the person who executed the foregoing instrument in behalf of C. David Bird, and acknowledged that he executed the same as the free act and deed of the said C. David Bird.

Witness my hand and official at Nashville, Tennessee, this 16th day of July, 1982.

Carol R. Kelly
NOTARY PUBLIC

My Commission Expires: 7/21/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $72,500.00

Kathy M. Fujioka-Kelly

Subscribed and sworn to before me this 16 day of July, 1982

My Commission Expires: 7/21/85

Carol R. Kelly
Notary Public

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			72500.00- CO	
			186.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	195.00-
8549A	07/19/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 2 5 0

IDENTIF. REFERENCE

JUL 19 10 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892073