BOOK 5983 PAGE 337

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 82

Notary Public:

MY COMMISSION EXPIRES: 4-17-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTYS., 20th Floor, First American Center; Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARSON A. KELLY (NAME)	SAME (NAME)	
4401 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-16
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	69

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, JAMES E. OWENS et ux, LINDA OWENS and JAMES A. RAGGHIANTI et ux MARY K. RAGGHIANTI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARSON A. KELLY et ux, BARBARA A. 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:

LAND in Davidson County, Tennessee, being Lot No. 302 of Block 14, on the Plan of Charlotte Park Company's First Addition as of record in Book 57, Page 103, said Register's Office.

SAID Lot No. 302 fronts 50 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and runs back between parallel lines with the westerly side of margin of 44th Avenue, North, formerly 3rd Street, 180 feet to an alley.

BEING the same property James E. Owens et ux, Linda Owens and James A. Ragghianti by deed from Mary LIndsay Polk of record in Book 5767, Page 79, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 4401 Elkins Avenue (House Number) (Street) Nashville, TN (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 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 our hands this 22nd day of December 19 82

JAMES E. OWENS

LINDA OWENS

JAMES A. RAGGHIANTI

MARY K. RAGGHIANTI

STATE OF TENNESSEE
Davidson County

BOOK 5983 PAGE 338

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. OWENS et ux, LINDA OWENS and JAMES A. RAGGHIANTI & Mary E. RAGGHIANTI

the bargainor, 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 22nd day of December 1982

Commission expires 4-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____.

My commission expires _____

Notary Public

7674 12/28 [illegible]

WARRANTY DEED

FROM

JAMES E. OWENS et ux, LINDA OWENS and JAMES A. RAGGHIANTI

TO

CARSON A. KELLY et ux, BARBARA A. KELLY

H 23270

IDENTIF. REFERENCE

Dec 28 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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

RECEIVED OF BOOK 5983 PAGE 339

FOR

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
			27500.00- CO	
			71.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	78.00-
76/4A12/20/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H23270

IDENTIF. T. REFERENCE

DEC 28 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917874