#2618

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6031 PAGE 288

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Ms. Bill C. Kelsey (NAME)	new owners (NAME)	83-9
221 Cumberland Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	110
Donelson, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W-1725

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, ALLA W. VAUGHAN and GLENDA VAUGHAN BELL being the only heirs at law of Jack H. Vaughan, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILL C. KELSEY and wife, PATRICIA JO KELSEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 west 40 feet of lot 21 and the east 40 feet of lot 22 on the Map of the Subdivision of the Andrew Allison Home Place, of record in Book 161, page 74, Register's Office for said County.

Said parts of said lots adjoin and front together 80 feet on the south side of Forrest Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jack H. Vaughan by deed from James A. Powell and wife, Billie J. Powell of record in Book 3099, page 636, said Register's Office, the said Jack H. Vaughan having since died.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer; and (2) All matters appearing on the Plan of record in Plat Book 161, page 74, Register's Office for Davidson County, Tennessee.

RUSH

IDENTIF. REFERENCE

JUL 8 2 02 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

H 5 9 0 3 3

unimproved ( )
This is improved (XX) property, known as ~~1216 Forrest Avenue, Nashville, Tennessee, 37206~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of June, 19 83.

Alla Vaughan
ALLA VAUGHAN

Glenda Vaughan Bell
GLENDA VAUGHAN BELL

OFFICIAL RECEIPT

STATE OF GEORGIA
COUNTY OF Cobb

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENDA VAUGHAN BELL the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marietta, Georgia, this 25th day of June, 1983.

My commission expires Notary Public, Georgia, State at Large My Commission Expires Nov. 2, 1986 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alla Vaughan, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 1983.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Bill C. Kelsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 1983.

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ALLA VAUGHAN and GLENDA VAUGHAN BELL, being the only heirs at law of JACK H. VAUGHAN, deceased

TO

BILL C. KELSEY and wife,

PATRICIA JO KELSEY

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

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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

17000.00- CO
44.20 CO TX
.50 PRFEE
6.00 MISC
CHECK 50.70-
0276A07/08/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 59033

IDENTIF. REFERENCE

JUL 8 2 02 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 962058