| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| William A. Kelly<br>217 Louise Avenue<br>Nashville, TN 37203 | SAME | 92-15-102 |
| This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219 | | |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand DOLLARS ($390,000.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Bruce G. Davis, Trustee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said William A. Kelly (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 217 Louise Avenue, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me this 13 day of July, 1984.

Notary Public
My Commission Expires: 11-1-87

I 3 6 1 6 2

IDENTIF. REFERENCE

JUL 16 8 36 AM '84

FELIX REGISTER
DAVIDSON COUNTY, TN

3396

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.



And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of July, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

By: Bruce A Davis, Trustee
Bruce G. Davis, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, ROBERT E. WOOD, a Notary Public in and for said County and State, the within named Bruce G. Davis, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of July, 1984.

Robert E Wood
Notary Public

My commission expires: 11-1-87

EXHIBIT "A"



Land in Davidson County, Tennessee, being Lot No. 14 and the northerly 42 feet of Lot No. 13 on the Plan of P. D. Maddin's Subdivision of Part of the Elliston Property, as of record in Book 57, page 139, Register's Office for said County, that part of a 10-foot alley in the rear of said lots and the northeast part of Lot No. 14 on the plan of part of the Elliston property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described as a whole as follows:

Beginning at the southwest corner of Louise Avenue and State Street, thence with the westerly margin of said Avenue southerly 92 feet to the northeast corner of the property conveyed to Virginia P. Goodpasture by deed from J. M. Medlin and Company, Inc., of record in Book 2903, page 533, said Register's Office, thence with said Goodpasture's northern boundary line westerly 168 feet to the easterly margin of an alley opened by agreement of record in Book 185, page 55, said Register's Office; thence with the easterly margin of said alley northerly 92 feet to the southerly margin of State Street, thence with the same easterly 168 feet to the beginning.

Being the same property conveyed to Bruce G. Davis, Trustee, by deed from Elliston Hall, Inc., of record in Book 5580, page 652, Register's Office for Davidson County.

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6337 PAGE 923

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 350000.00- CONT. | |
| | | | 1014.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 MDEED | |
| | | | CHECK | 1023.50- |
| 3586A | 07/16/84 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 6 1 6 2

IDENTIF. REFERENCE

JUL 16 8 35 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0052644