WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter Jr., Atty.
C-11, The Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Edward G. Tyler (NAME)	City Federal Savings & Loan Assoc. (NAME)	43-9
216 Heather Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	371
Franklin, Tennessee 37064 (CITY) (STATE)	Somerset, New Jersey 08873 (P. O. ZIP) (CITY) (STATE) (ZIP)	11D-60477

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, DAVID L. KELLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD G. TYLER and wife SHARON E. TYLER

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:

Being Lot No. 2 on the Plan of the Resubdivision of Lot No. 26 of Block "D" on the Plan of Woodlawn Estates as of record in Plat Book 5190, page 642, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to David L. Kelley and Andrew S. Boskind by deed from Harold D. Woosley and wife, Nancy Woosley of record in Book 5943, page 252, the said Andrew S. Boskind and wife, Helen J. Boskind having conveyed their interest to David L. Kelley by quitclaim deed of record in Book 6213, page 629, said Register's Office.

This conveyance is made subject to: (1) 1985 taxes, which have been prorated and assumed by the Buyers; (2) Agreement in Book 6409, page 423; (3) Easement of record in Book 6409, page 419; and (4) All matters appearing on the plan of record in Plat Book 5190, page 642, said Register's Office.

Linda N. Kelley, wife of David L. Kelley, hereby joins in the execution of this insstrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

As part of the consideration for this transter, the grantees herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 19, 1984 in the original principal sum of $66,172.00, payable to City Mortgage Services, Inc., in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6408, page 403, said Register's Office.

1:7:5:9:2:1 IDENTIF. REFERENCE JAN 10 10 16 AM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 617-619 Bixler Avenue Madison, Tennessee 37115

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 8th day of January, 1985

DAVID L. KELLEY

Linda N. Kelley

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STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID L. KELLEY and wife, Linda N. Kelley the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Brentwood, Tennessee, this 8th day of January, 19 85.

My commission expires 1/20/85 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, or proved to me on the basis of satisfactory evidence, 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 1985.

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

Notary Public

WARRANTY DEED

FROM

DAVID L. KELLEY and wife,

TO

EDWARD G. TYLER and wife,

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

64200.00- CAMT.
166.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 173.42-
250BA01/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 9 2 1

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IDENTIF. REFERENCE

JAN 10 10 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100157