X# 5,0856.4
P# 1318

Box 14

This instrument prepared by:

William E. Shofner, Esq.
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 6554 PAGE 312

WARRANTY DEED

address of new owners:
Robert Lee Shelton et ux
4131 Wallace Lane
Nashville, TN 37215

send tax bills to:
Fidelity Federal S & L
401 Union Street
Nashville, TN 37219

Map 130-4
Parcel 63

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, Don Kelly and wife, Kathy Fujioka-Kelly, a/k/a Donald T. Kelly and wife Kathy M. Fujioka-Kelly, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, ANY BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Shelton and wife Rebecca Rogers Shelton, 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 Don Kelly and wife Kathy Fujioka-Kelly, by deed from C. David Bird, of record in Book 5912, page 413, said Register's Office.

The above property is conveyed subject to the following:

1. A lien for 1985 Metropolitan Government taxes, but not yet due and payable.
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.

This is improved property known as 4131 Wallace Lane, Nashvile, Tennessee 37215

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 right to convey it, and the same is unencumbered, unless otherwise herein set out. 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.

Witness our hands this 7th day of May, 1985.

Donald T. Kelly by William E. Shofner, attorney-in-fact
Donald T. Kelly

Kathy M. Fujitha-Kelly by William E. Shofner, attorney-in-fact
Kathy M. Fujioka-Kelly

5760 J.0 3 6 5 4

IDENTIF. REFERENCE

MAY 13 9 01 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF _____)

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 _____, 1985.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 7th day of May, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William E. Shofner, to me known to be the person who executed the foregoing instrument in behalf of Donald T Kelly + Kathy M. Fujioka Kelly, and acknowledged that he executed the same as the free act and deed of the said Donald T. Kelly + Kathy M. Fujioka Kelly

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 1985.

Judy S. Wells
Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 78,500.

Robert Lee Shelton

Subscribed and sworn to before me this 7th day of May, 1985.

Judy S. Wells
Notary Public

My Commission Expires: 10-24-88

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
			78500.00-	CAMT.
			204.10	CSTAX.
			.50	PRFEE
			6.00	WDEED.
				CHECK 210.60-
			6760A05/13/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 3 6 5 4

IDENTIF. REFERENCE

Mar 13 9 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133463