THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
John Kelly
909 Russell Street
Nashville, TN. 37206

SEND TAX BILLS TO:
City Federal Savings and Loan Association
1141 East Jersey Street
Elizabeth, NJ 07201

MAP-PARCEL NUMBERS:
MAP 82-16
PARCEL 107
18W-3425

WARRANTY DEED

BOOK 6599 PAGE 572

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aeby Construction Corp.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Kelley and Chris Donald, both unmarried persons

hereinafter called the Grantee, Grantee's 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. 1-B on the plan of Zone Lot Division Lot No. 1 Aeby Subdivision, of record in Book 6200, page 168 and amended in Book 6200, page 250, both in Register's Office for said County.

SAID Lot No. 1-B fronts 31.66 feet on the northwesterly margin of Russell Street and extends back between parallel lines 170.00 feet to an alley.

BEING part of the same property conveyed to Aeby Construction Corp. by Quitclaim Deed from Victor G. Aeby, Jr., d/b/a Aeby Properties, Inc., of record in Book 6551, page 71, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6551, page 73, said Register's Office, and to the matters set forth in the above referenced plan of record.

J 1:8 5: 9
IDENTIF. REFERENCE
JUL 5 11 AM '85
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 909 Russell Street, Nashville, TN. 37206.

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 or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of June, 1985.

Aeby Construction Corp.
By: Victor G. Aeby Pres
Vic Aeby, President

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

BOOK 6599 PAGE 573

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Vic Aeby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Aeby Construction Corp., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of June, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov. 1, 1987

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov. 1, 1987

WARRANTY DEED

from:
Aeby Construction Corp.

to:
John Kelley and Chris Donald, both unmarried persons

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23811

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6599 PAGE 574

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

90000.00- CONT.
234.00 CSTAX
.50 RPRFE
6.00 WDFEE
CHECK 240.50-
5008A07/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:8 5:5:9

IDENTIF. REFERENCE

JUL 5 11 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151279