This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s)
Charles A. Chellman, et ux
1201 16th Ave. W.
Nashville, TN 37212

Send Tax Bills to:
Same

Map-Parcel No.:
104-4-225
Field Book No.:
22W-16300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES A. STEIN and wife, MARGARET T. STEIN (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to CHARLES A. CHELLMAN and wife, GEORGIA T. CHELLMAN (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

> BEING Lot No. 1 on the Plan of Belmont Land Company's First Subdivision of Lot No. 23 of the O. B. Hayes Addition to Nashville, of record in Book 204, page 207, Register's Office for said County.
>
> SAID Lot No. 1 fronts 55 feet on the westerly side of 16th Avenue, South, and runs back between parallel lines with the southerly margin of Edgehill Avenue, 153-3/4 feet to an alley.
>
> BEING the same property conveyed to James A. Stein and wife, Margaret T. Stein by deed from Charles A. Chellman and wife, Georgia T. Chellman of record in Book 6703, page 794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 198___ property taxes, which have been prorated and assumed by the Grantees.

This is improved property known generally as 1201 16th Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular 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 executed this instrument on this 17th day of December, 1985.

JAMES A. STEIN

Margaret T. Stein
MARGARET T. STEIN

BOOK 6758 PAGE 822

State of Tennessee
County of Davidson

On this 17th day of December, before me personally appeared James A. Stein and wife, Margaret T. Stein, to me known or proved to me on the basis of satisfactory evidence, to be the same persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires Jan. 19, 1986

Jean Raby
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

J. Lee Rush
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
17 DAY OF December, 1985.

Jean N Raby
NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan 19 1986

67372

IDENTIFICATION REFERENCE

JAN 9 10 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEE PAID

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6758 PAGE 823

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

1650[illegible].00- CANT.
429.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 435.50-
4105A01/09/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.372

IDENTIFICATION REFERENCE

JAN 9 10 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208901