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ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Don Talley and wife, **Patricia Talley** 1506 McKinnie Avenue Nashville, Tennessee	Don Talley 122 SHERIFF CIR Franklin, Tn.	85-74 Pc. 639 27W-24265

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Keith S. Frances** and **Kenneth L. Frances**, have bargained and sold, and by these presents do transfer and convey unto the said **Don Talley** and wife, **Patricia Talley**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 11 on the Map of James J. Pryor's Heirs Plan of Lots, as of record in Book 843, Page 41, Register's Office of said County.

Said Lot No. 11 front 118 feet 5 incheson the southerly side of McKennie Avenue, as measured along a slight curve, and runs back 150 feet on the easterly line and 140 feet on the westerly line, along the easterly margin of Chapel Avenue, to the north line of Lot 1, measuring 55 feet 6 inches therein.

BEING the same property conveyed to Thomas R. Watts and wife, Mary McIntyre Watts by deed from Will T. Perry, Trustee of record in Book 3770, Page 315, said Register's Office for Davidson County, Tennessee. The said _____ Watts having sinced died and further the said Thomas R. Watts have devised the property to Keith S. Frances and Kenneth L. Frances by Will Book 134, Page 444, Probate Court.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **1506 McKennie Avenue, Nashville, Tennessee**

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 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 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of March, 1986.

Keith S. Frances
KSF

Kenneth L. Frances
KSF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith S. Frances** the bargainor(s), 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 31st day of March, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF ILLINOIS
COUNTY OF Champaign

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth L. Frances** the bargainor(s), 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 Urbana, Illinois, this 25 day of March, 1986.

NOTARY PUBLIC

My Commission Expires April 13, 1988

MY COMMISSION EXPIRES:_____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $35,000.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF ~~MARCH~~, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

93143

IDENTIFICATION REFERENCE

APR 21 10 50 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

File

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
			36000.00- CAMT.	
			91.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
4972A04/21/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93143.

IDENTIFICATION REFERENCE

APR 21 10 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 239014