BOOK 7214 PAGE 72

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,900.00

Carl McKelvey Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: 1/2/88

(AFFIX SEAL)

Send Tax Bills To New Owner.

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C., 301 Union Street, Suite 1400, Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Carl & Joyce McKelvey	SAME	Map 51-12
Beech (NAME) 420 ~~Beach~~ Avenue	(NAME)	Parcel 108
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE, Ronald L. Sarver and wife, Shearon C. Sarver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl McKelvey Jr., and wife, Joyce McKelvey

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 westerly part of Lot No. 6 on the unregistered plan of the subdivision of Haysboro Park Lot as shown on the Plan of Montague Park Subdivision, as of record in Book 421, page 141, Register's Office for said County, described as follows:

Beech Ave. P.B. 1, P. 212

Beginning on the southerly margin of ~~Beach~~ Avenue at the northeast corner of Lot No. 18 on the Map of Andrew Jackson's Addition, as of record in Book 547, pages 83 and 84, said Register's Office, thence with the easterly line of said lot, southwardly 152 feet to the northwest corner of Lot No. 24 on the said Jackson's Addition; thence with the northerly line of Lots No. 24 and 25, eastwardly 60 feet; thence northerly 154 feet, more or less, to the southerly margin of ~~Beach~~ Avenue, thence with said Avenue, westerly 60 feet to the beginning.

Beech Ave. P.B. 1, P. 212

Being the same property conveyed to Ronald L. Sarver and wife, Shearon Sarver by deed from Mildred V. Bomar, unmarried, of record in Book 4585, page 505, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD APR 24 11 10 AM '87

RUSH

Beech Ave. P.B. 1, P. 212

This is improved (X) unimproved ( ) property, known as 420 ~~Beach~~ Avenue, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 23rd day of April, 19 87

Ronald L. Sarver

Shearon C. Sarver

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ronald L. Sarver and wife, Shearon Sarver

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 1987.

Commission expires 1-21-90

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Ronald L. Sarver and wife,

Shearon C. Sarver

TO

Carl McKelvey, Jr., and wife,

Joyce McKelvey

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

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

48900.00- CAMT.
136.92 CSTAX
.50 PRFEE
6.00 WDSTD
CHECK 143.42-
8049A04/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18639

IDENTIFICATION REFERENCE

APR 24 11 18 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 73587