BOOK 7223 PAGE 238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 4 10 31 AM '87

IDENTIFICATION REFERENCE

2 1 4 8 8

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
Leslie Owen Kelly and wife, Margaret Ann R. Kelly 604 Enquirer Avenue Nashville, TN 37205	Commerce Union Bank Mortgage Administration Department Post Office Box 2546 Nashville, TN 37219	Map # 130-2 Parcel # 109

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, ROBERT P. THOMAS AND WIFE, SARA C. THOMAS do hereby transfer and convey unto LESLIE OWEN KELLY AND WIFE, MARGARET ANN R. KELLY, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1: LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Subdivision of Lots Nos. 19, 20, and 21, Belle Meade Second Plan, of record in Book 421, Page 172, Register's Office for Davidson County, Tennessee.

SAID Lot No. 17 fronts 100 feet on the easterly side of Enquirer Avenue and runs back 293 feet 7 inches on the north line and 294 feet 6 inches on the south line to a dead line on which it measures 100 feet.

TRACT NO. 2: LAND in Davidson County, Tennessee, being the northerly half of Lot No. 18 on the Plan of Subdivision of Lots Nos. 19, 20, and 21, Belle Meade Second Plan, of record in Book 421, Page 172, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 18 fronts 50 feet on the easterly side of Enquirer Avenue and extends back 294 feet 6 inches on the northerly line and 295 feet, more or less, on the southerly line to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Robert P. Thomas and wife, Sara C. Thomas by deed from A. Harrison Johnson, Jr. and wife, Mary K. Johnson, of record in Book 5370, Page 190, Register's Office for Davidson County, Tennessee.

This is improved real property known as 604 Enquirer Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said LESLIE OWEN KELLY AND WIFE, MARGARET ANN R. KELLY, their heirs, successors and assigns forever.

The undersigned covenant with the said LESLIE OWEN KELLY AND WIFE, MARGARET ANN R. KELLY that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Subdivision of Lots Nos. 19, 20, and 21, Belle Meade Second Plan, of record in Book 421, Page 172, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said LESLIE OWEN KELLY AND WIFE, MARGARET ANN R. KELLY, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 30th day of April, 1987.

ROBERT P. THOMAS

Sara C. Thomas
SARA C. THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named ROBERT P. THOMAS AND WIFE, SARA C. THOMAS, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 1987.

NOTARY PUBLIC

My Commission Expires: 7/16/87

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $365,000.00.

Leslie Owen Kelly
AFFIANT

Sworn to and subscribed before me this 30th day of April, 1987.

NOTARY PUBLIC

My Commission Expires: 7/16/87

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

365000.00- CAMT.
1022.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1029.50-
2129A05/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.1 4 8.8.

IDENTIFICATION REFERENCE

MAY 4 10 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76779