BOOK 7255 PAGE 554 M

32132

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

IDENTIFICATION REFERENCE

JUN 2 2 23 PM '87

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO MORTGAGEE:	MAP & PARCEL #
T. Gregg Wilkinson and wife, Corin Wilkinson 4325 Sneed Road Nashville, TN 37215	Fidelity Federal Savings & Loan Assn. 401 Union Street Nashville, TN 37219	Map 130-8 Parcel # 48

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, LESLIE OWEN KELLY AND WIFE, MARGARET ANN CRAIG ROBINSON KELLY, do hereby transfer and convey unto T. GREGG WILKINSON AND WIFE, CORIN WILKINSON, a tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the south one-half of Lot No. 10, and a 5 foot strip in the rear of said part of said lot on the Map of Belle Meade Annex, as of record in Book 547, Page 66, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 100 feet on the west side of Sneed Avenue and runs back between parallel lines, 300 feet to a dead line which is the west line of said 5 foot strip.

BEING the same property conveyed to Leslie Owen Kelly and wife, Margaret Ann Craig Robinson Kelly by deed from Thomas M. Trabue, Jr., and wife, Evelyn K. Trabue of record in Book 5229, Page 152, Register's Office for Davidson County, Tennessee.

This is improved real property known as 4325 Sneed Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said T. GREGG WILKINSON AND WIFE, CORIN WILKINSON, their heirs, successors and assigns forever.

The undersigned covenant with the said T. GREGG WILKINSON AND WIFE, CORIN WILKINSON, 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 Belle Meade Annex, as of record in Book 547, Page 66, 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 T. GREGG WILKINSON AND WIFE, CORIN WILKINSON, 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 28th of May, 1987.

LESLIE OWEN KELLY

MARGARET ANN CRAIG ROBINSON KELLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named LESLIE OWEN KELLY AND WIFE, MARGARET ANN CRAIG ROBINSON KELLY, 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 28th day of May, 1987.

NOTARY PUBLIC

My Commission Expires: 3/4/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $225,000.00.

AFFIANT

Sworn to and subscribed before me this 28th day of May, 1987.

NOTARY PUBLIC

My Commission Expires: July 19, 1990

NOTARY PUBLIC

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
			225000.00-	CAMT.
			630.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	636.50-
4331A06/02/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 1 : 3 2

IDENTIFT REFERENCE

JUN 2 2 23 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.88738