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WARRANTY DEED

File Box 6 car

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Kelly	SAME	Map 130-3
(NAME)	(NAME)	Parcel 118
603 Westview Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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. Whitney Hunt Waugh and wife, Julia Ellen Waugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Kelly

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 Lot No. 12 on the Plat of Davis Estates, Section 6, of record in Plat Book 4460, page 90, Register's Office for said County, described as follows:

Said Lot No. 12 fronts 195.0 feet on the westerly margin of Westview Avenue and extends back 324.8 feet on the northerly line and 324.6 feet on the southerly line to a line on the rear on which it measures 195.0 feet.

Being the same property conveyed to Whitney Hunt Waugh and wife, Julia Ellen Waugh, by deed from Sheridan Construction Company, a Tennessee Corporation, of record in Book 6365, page 139, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government and Belle Meade City taxes.
2. Restrictive covenants of record in Book 4603, page 389, and amended in Book 6365, page 142, said Register's Office.
3. Telephone Line Easement of record in Book 4603, page 385, said Register's Office.
4. All matters as shown on the Plan of record in Book 4460, page 90, said Register's Office.

4.1.72.8.

IDENTIFICATION REFERENCE

JUL 1 11 26 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved xx property, known as 603 Westview Avenue, Nashville, Tennessee 37205
(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 successors, assigns 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 30th day of June, 1987

Whitney Hunt Waugh

Julia Ellen Waugh

Form 3

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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 Whitney Hunt Waugh and wife, Julia Ellen Waugh the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of June, 19 87

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon this oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this _____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Whitney Hunt Waugh and wife,
Julia Ellen Waugh
TO
Michael P. Kelly

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 740,000.00

Affiant

Subscribed and sworn to before me this 30 day of June, 19 87

My Commission Expires: 5/13/89

Carol R. Rivers
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
			74000.00- CA11.	
			2072.00 CS11	
			.50 PRFE	
			6.00 MORT	
			CHECK 2371.50-	
			5371A07/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.1.7.2.8.

IDENTIFIT REFERENCE

JUL 1 11 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99539