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File Box 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 87.

Notary Public

MY COMMISSION EXPIRES: 2-11-1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ralph M. Kelton, Jr. (NAME)	First Nationwide Bank (NAME)	MAP 161-6
6109 Murray Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 850 (STREET ADDRESS)	PAR. 274
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Daly, CA. 94017 (CITY) (STATE) (ZIP)	6DU-75465

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, Darrell L. Waltrip

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph M. Kelton, Jr. and wife, Susan W. Kelton, as tenants by the entirety.

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. 23, on the Plan of Huntington Park, Section Five, as of record in Book 4660, Page 47, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Darrell L. Waltrip by deed from Robert C. Smithson of record in Book 6383, Page 85, Register's Office, Davidson County, Tennessee.

Edward P. Silva executed this instrument on behalf of Darrell L. Waltrip pursuant to a Power of Attorney of record in Vol 450, Page 606, Register's Office, Williamson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4734, Page 353, said Register's Office.

This conveyance is subject to minimum building setback line, drainage easement and public utility and drainage easement of record in Book 4660, Page 47, said Register's Office.

63578

IDENTIFICATION REFERENCE

SEP 9 1 09 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

This is (XX) improved ( ) unimproved property, known as 641 Huntington Ridge Drive, (House Number) (Street) Nashville, TN. 37211 (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 my hand this 31st day of August, 19 87

Darrell L. Waltrip

By: Edward P. Silva

Edward P. Silva, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Williamson COUNTY

(AFFIX SEAL)

Personally appeared before me, Edward P. Silva, Attorney-in-Fact for Darrell L. Waltrip
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __ he __ is the

Attorney-in-Fact
("attorney-in-fact" or "president" or "general partner")

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 31st day of August 19 87.

My Commission Expires 3-11-90

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Darrell L. Waltrip

TO
Ralph M. Kelton, Jr.

Susan W. Kelton

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED			MO TAX - STATE TAX MORT
TD - TRUST DEED	UCC - UNIFORM COMMERCIAL CODE		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

70420.00- CAMT.
197.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 203.62-
0680A09/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63578

IDENTIFICATION REFERENCE

SEP 9 1 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14399