BOOK 7377 PAGE 650

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Robert S. Watson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 1987

Robert L. Taylor
Notary Public

MY COMMISSION EXPIRES: 1-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Taylor, 138 Hillsboro Place, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Kelley (NAME)	Same (NAME)	94-1
517 South 13th St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 24
Nashville, Tn.-37206 (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, Robert S. Watson, Jr. and wife, Elizabeth Watson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Thomas Kelley

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:

TRACT No. 1: Being Lot No. 59 on the plan of Payne, Blakemore and Cummings' Addition as of record in Book 57, page 70, Registers Office for said County.

Said Lot No. 59 fronts 50 feet on the easterly side of South 12th Street and runs back between parallel lines, with the northerly margin of Eastside, formerly Ashworth Avenue, now closed, 161 feet to an alley.

TRACT No. 2: Being a portion of the northerly 25 feet of Eastside Avenue; said parcel fronts 25 feet on the easterly side of South 12th Street and extends back with the Southerly line of Lot No. 59 on the plan of Payne, Blakemore, and Cummings'Addition, of record in Book 57, page 70, Register's Office for said County, a distance of 161 feet. Being part of the property composing Eastside Avenue, which by Bill No.62-279, City Council of the City of Nashville, Tennessee, was closed, as shown by instrument of record in Book 3677, page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert S. Watson, Jr. and wife, Elizabeth Watson from Cordell H. Brummitt and wife, Shirley F. Brummitt, by deed of record in Book 5507, page 435, Registers Office for Davidson County, Tennessee.

10/13 20.50- CASH

XXXXX
This is improved (X) property, known as 523 South 12th Street, Nashville, Tennessee
(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 hand S this 13 day of October, 19 87

Robert S Watson Jr.

~~Elizabeth Watson~~

Elizabeth Watson

STATE OF TENNESSEE
Davidson County

BOOK 7377 PAGE 651

Personally appeared before me, Robert L. Taylor, a Notary Public in and for said County and State, the within named Robert S. Watson, Jr. and wife, Elizabeth Watson

the bargainor s, 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 13 day of October, 1987

Robert L. Taylor
Notary Public

Commission Expires 1-9-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Robert S. Watson, Jr., et ux

TO
James Thomas Kelley

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7.37.54

IDENTIFICATION REFERENCE

OCT 13 11 16 AM '87
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7377 PAGE 652

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			5000.00- CANT.	
			14.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	20.50-
2384A	10/13/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3754.

IDENTIFICATION REFERENCE

OCT 13 11 16 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 25840