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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

x Charles McKelvey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 1988

Regenia L. Neal
Notary Public

MY COMMISSION EXPIRES: NOV 29 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DAN R. ALEXANDER, ATTORNEY..1205 8th Avenue South...Nashville, Tennessee 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES.	MAP-PARCEL NUMBERS
Kevin L. & Rita A. Thicklin (NAME)	same (NAME)	118-1
925 Gilmore Avenue (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	PAS 283
Nashville, Tennessee 37204 (CITY) (STATE) (P.O. ZIP)	same (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, Charles F. McKelvey joined by his Wife, Leta Frances McKelvey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin L. Thicklin and Wife Rita A. Thicklin

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:

Lot No. 79 and the Easterly six (6) feet of Lot No. 78 in the "Montrose Place," a plan of which is of record in; Book 57, page 93, Register's Office for Davidson County, Tennessee. Upon said lot there is a frame cottage known as 925 Gilmore Avenue.

Being the same property devised and bequeathed to John Arthur Philpot by will from Mary E. Philpot, such Will being admitted to probate by Order dated March 22, 1960, and appearing at Will Book 72, page 500 in the Probate Clerk's Office.

Being the same property conveyed to Mary E. Philpot by deed from S. Arthur Philpot, dated February 12, 1917, acknowledged the same day and filed for record April 12, 1926 and recorded in Book No. 712, Page 313 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to S. Arthur Philpot by deed from F.E. Ross and wife, Florence B. Ross, dated May 3, 1913, acknowledged the same day and filed for record May 10, 1913 and recorded in Book No. 444, Page 90 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles F. McKelvey by John Arthur Philpot 18 July 1988 by Warranty Deed of Record Book 7603 page 66 & 67.

This is unimproved ( ) improved (X) property, known as 925 Gilmore Avenue Nashville, Tennessee 37204
(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 my hand this 16th day of December, 1988

Leta Frances McKelvey
Leta Frances McKelvey

Charles McKelvey
Charles F. Mc Kelvey

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, JOHN E. HERBISON, a Notary Public in and for said County and State, the within named Charles F. Mc Kelvey
Leta Frances McKelvey wife of Charles F. McKelvey

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 16TH day of December, 1988.

John E. Herbison Notary Public

Commission Expires 7/10/90

NOTARY PUBLIC

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

CHARLES F. MC KELVEY

TO

KEVIN L. THICKLIN and

RITA A. THICKLIN

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

95307.

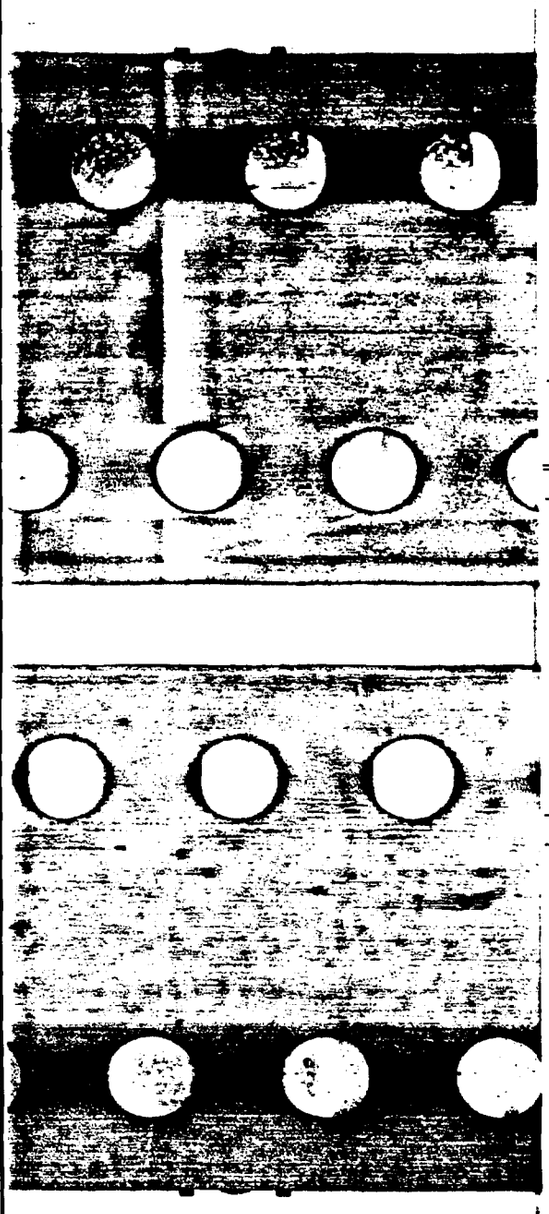
IDENTIFICATION REFERENCE

Dec 20 1 57 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

RUSH

9589 12/20 0101 03CHECK 163.25



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

CAMT 47500.00
CON TX 156.75
PRFEE 0.50
WDEED 6.00
TOTAL 163.25
CHECK 163.25

12/20/88 01 13:57 0001 9589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95307.

IDENTIFICATION REFERENCE

Dec 20 1 57 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165744