FORM No. WD-1

FILE BOX 46

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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,428.99

Mark A. Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 89

Notary Public

MY COMMISSION EXPIRES: 9-11-90

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark A. Kelley (NAME)	SAME (NAME)	091-11-0
5304 Georgia Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	324
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	12W09600

FOR AND 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, James C. Hosale and wife, Janet Hosale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Kelley and wife, Janice K. 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.

LAND in Davidson County, Tennessee, being Lots Nos. 1209 and 1211, in Block 189 of the Extension of Plan No. 1 of the West Nashville, a plan of which Extension is of record in Book 57, page 173, R.O.D.C., Tennessee.

SAID Lots Nos. 1209 and 1211 fronting together 50 feet on the north side of Georgia Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James C. Hosale and wife, Janet Hosale by Installment deed from Jean C. Heath of record in Book 7320, page 133, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 57, page 173, Book 4395, page 720, Book 2600, page 12 said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a Note secured by an Installment Deed to Jean C. Heath of record in Book 7320, page 133, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (xx) property, known as 5304 Georgia Avenue, Nashville, TN 37209
(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 13th day of January, 19 89

James C. Hosale

Janet Hosale

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named James C. Hosale and wife, Janet Hosale

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 ~~9th~~ 13th day of January, 89

Commission expires 9-11-90

Notary Public

JOHN DUNCAN & NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

J. - C. Hosale and wife, Janet

Hosale

TO

Mark A. Talley and wife, Janice K.

Talley

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

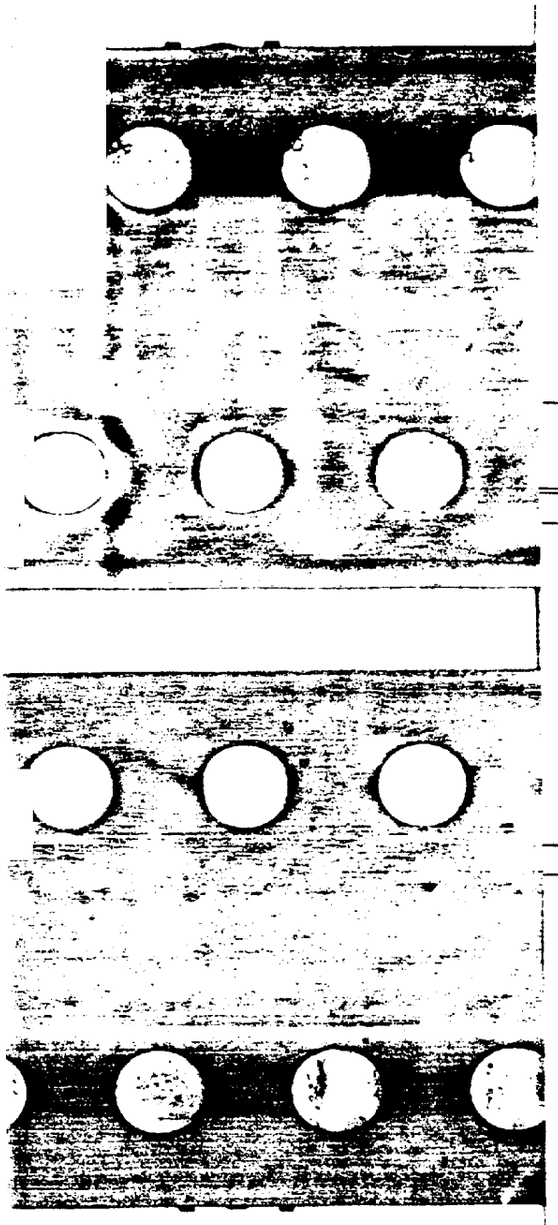
STEVEN G. WATERS
Attorney at Law

6510 01/17 0101 02CHECK 176.12

JAN 17 10 17 AM '89

INFINITI REFERENCE

0 1 7 4 3



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 51428.99
				CON TX 169.62
				PRFEE 0.50
				WDEED 6.00
				TOTAL 176.12
				CHECK 176.12
01/17/89	01			10:19 0001 6510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 7 4 3.

IDENTIFICATION REFERENCE

JAN 17 10 17 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 173164