FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Charles McKelvey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 89

Rebecca Thomas
Notary Public

MY COMMISSION EXPIRES: 7-10-92
(AFFIX SEAL)

BOOK 7832 PAGE 933

THIS INSTRUMENT WAS PREPARED BY
Dan R. Alexander, Attorney at Law, 1205 8th Avenue South Nashville, Tenn 37203

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Charles F. McKelvey et ux	Southeast Mortgage Company	Map 73-11
(NAME)	(NAME)	
2711 Berrywood Drive	P.O. Box 026058	Par 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Miami, Florida 33102	
(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, Steven Ralph France and wife Jamie D. France

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles F. McKelvey and wife, Leta Frances McKelvey

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. 401 on the Plan of Sunset View, Section 5, as of record in Book 2854, Page 20, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Steven Ralph France and wife, Jamie D. France by warranty deed from Thomas H. Grider and wife Peggy K. Grider dated October 14, 1983 of record in Book 6208, Page 938 Register's Office of Davidson County, Tennessee.

This property is conveyed subject to restrictive covenants of record in book 2752, page 594 Registers Office of Davidson County Tennessee and the easements and restrictions of record in Book 2854, page 20 Register's office of Davidson County, Tennessee.

RUSH

MAY 4 9 58 AM '89

30198

unimproved ( )
This is improved (X) property, known as 2317 Ridgeland Drive Nashville, Tennessee 37214
(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 hands this FIRST day of May, 19 89

x Steven Ralph France
STeven Ralph France

x Jamie D. France
Jamie D. France

BOOK 7832 PAGE 934

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rebecca Freeman, a Notary Public in and for said County and State, the within named Steven Ralph France and wife Jamie D. France

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they each executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson Co., Tennessee, this First day of May, 19 89.

Commission Expires 7-10-90

Rebecca Freeman 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

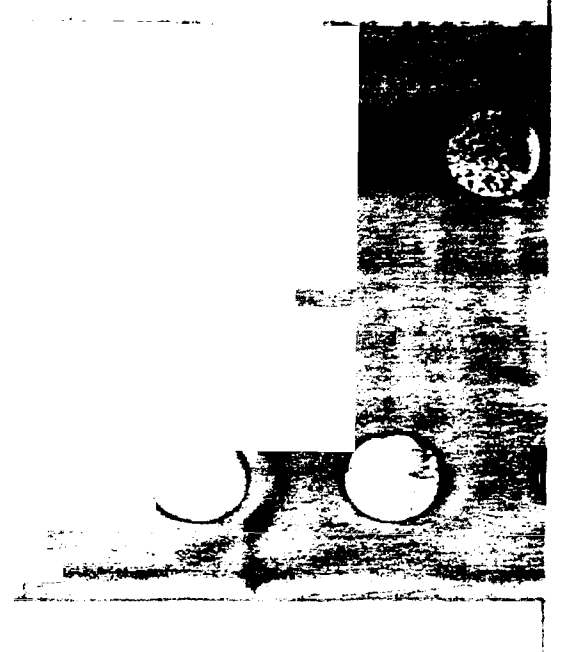
FROM
Steven Ralph France and wife Jamie D. France

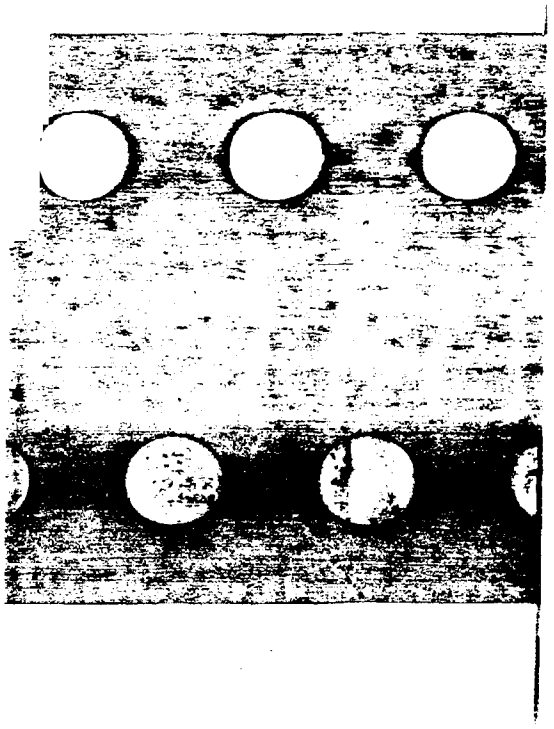
TO
Charles F. McKelvey and Wife, Leta Frances McKelvey

ATTORNEYS TITLE™ A Minnesota Title Company

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

2558 05/04 0101 03CHECK 245.75





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7832 PAGE 935

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

CAMT 72500.00
CON TX 239.25
PRFEE 0.50
WDEED 6.00
TOTAL 245.75
CHECK 245.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/89 01 09:59 0001 2858

30198

IDENTIFICATION

MAY 4 9 58 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 206329