FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00

Margaret A. Thomas

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 1989

John V. Adams
Notary Public

MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

FILE BOX 9

BOOK 7854 PAGE 466

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Margaret A. Thomas (NAME)	NEW OWNER (NAME)	MAP 81-11
2414 14th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 472
Nashville, Tennessee 37208 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	FB# 2W 18330

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~~ I, Josephine Kelley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret A. Thomas, unmarried,

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 Lot No. 111 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the "Addition to the Town of McGavock" as of record in Book 21, page 41, Register's Office for said County.

SAID Lot No. 111 fronts 50 feet on the westerly side of 11th Avenue North, formerly Fillmore or Tilden Street, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Josephine Kelley by deed from Emma Hunter Wade and husband, Tillman T. Wade of record in Book 2645, page 299, Register's Office for Davidson County, Tennessee.

The execution of this deed by Grantor(s) is effected by the signature of her Attorney-In-Fact, James P. Breen, III, pursuant to the Power of Attorney which is attached.

This conveyance is made subject to:

1. Property taxes for 1989 which have been prorated, Grantts to pay.

2. Metropolitan Codes Letter recorded in Book 7786 at page 584 in said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1713 Eleventh Avenue North, Nashville, Tennessee 37206
(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 26th day of May, 1989

Josephine Kelley

BY: James P. Breen, III, Attorney in Fact
James P. Breen, III
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

BOOK 7854 PAGE 467

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
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

0714 05/31 0102 03CHECK 24.00

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Josephine Kelley

TO Margaret A. Thomas

37576

JUN 1 2 40 PM '89

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Breen, III to me known to be the person who executed the foregoing instrument in behalf of Josephine Kelley who acknowledged that he executed the same as the free act and deed of said Josephine Kelley.

Witness my hand and official seal at _____, Tennessee, this 26TH day of MAY, 19 89.

COMMISSION EXPIRES:
11-21-92

_____
NOTARY PUBLIC

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	CC 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 5500.00
CON TX 18.15
PRFEE 0.50
WDEED 6.00
TOTAL 24.65
CHECK 24.65

06/01/89 01 14:43 0001 0714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3757.6

JUN 1 2 40 PM '89

No. 215092