Boy 20

| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| J.R. Stewart and<br>William T. Hardy<br>136 51st Ave., North<br>Nashville, TN | S.A.M.E. | 103-3<br>204<br>25W-09575 |

BOOK 8345 PAGE 406

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged We, **Estate of C. Lester Kellough, unmarried by Howard Lee Jones, Administrator, and only heir at law,** _____ has bargained and sold, and by these present do transfer and convey unto the said **J.R. Stewart and William T. Hardy** _____ the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot A on the Plan of J.G. Edward's Subdivision. A plat of said Subdivision is of record in Book 1835, page 17, said Register's Office, but said plat gives no dimension on the lot described herein. Lot A is described according to a survey by G. J. Wilkinson, dated October 28, 1946, as follows:

BEGINNING on the easterly margin of 51st Avenue North, at a point 463.85 feet south of the southerly margin of Wyoming Avenue, being the corner of lots 'A" and "B"; thence with the line between said two lots eastwardly 158 feet to an iron pin, the common corner of lots "A", "B", "C" and "D"; thence with the line between lots "A" and "D", southwardly 53.15 feet to an iron pin, the northeast corner of Foxhall property; thence with said Foxhall's northerly line, westwardly 158 feet to an iron pin in the easterly margin of 51st Avenue North; thence with said Avenue, northwardly 51.45 feet to the beginning.

BEING the same property conveyed to C. Lester Kellough, unmarried by deed from A.J. Hunt and wife Emily B. Hunt of record in Book 2700, page 393, Register's Office for Davidson County, Tennessee. The said C. Lester Kellough having sinced died and Howard Lee Jones having been appointed Administrator of the Estate of the Charles William Lester Kellough, a/k/a C. Lester Kellough, unmarried, in the Probate Court for Nashville, Davidson County, Tennessee Docket No. 68001. Mazelle Imogene Beasley and her only son, Howard Lee Jones, being listed the only heirs at law of C. Lester Kellough and the said Mazelle Imogene Beasley having sinced died, as an unmarried person and her as her only heir, her son, Howard Lee Jones.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **136 51st Ave., North Nashville, TN.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 2 day of May, 1991.

C Lester Kellough
by

Howard Lee Jones

ESTATE OF C. LESTER KELLOUGH,
unmarried BY: Howard Lee Jones,
Administrator, and only heir at Law

Howard Lee Jones The onley heir at Law
of C Lester Kellough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named ESTATE OF C. LESTER KELLOUGH, unmarried BY: Howard Lee Jones, Administrator and only heir at law the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this day of MAY, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $25,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 2 day of MAY, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

11927

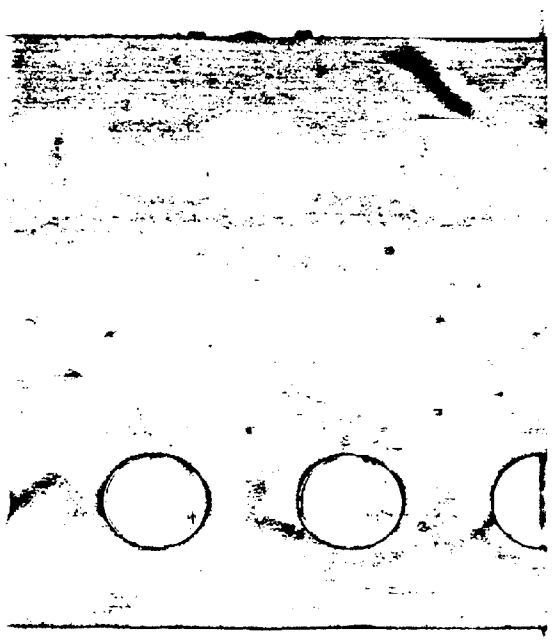
IDENTIF. REFERENCE

MAY 6 9 35 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9251 05/06 0101 03CHECK 89.50

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8345 PAGE 408

| | | |
|---|---|---|
| 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 25000.00
CON TX 82.50
PRFEE 1.00
WDEED 6.00
TOTAL 89.50
CHECK 89.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 06 91 03 09:35 0001 9251

11927.

IDENTIF. TREFERENCE

MAY 6 9 35 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 418896