PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31048)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 60125.00

Affiant

Sworn and subscribed before me this
9th day of September, 1991.

Notary Public

My Comm. Expires:

**ADDRESS NEW OWNER:**
Paul A. Kelton, Helen Kelton
Deborah Wilson
5312 Indiana Avenue
Nashville, TN 37209

**MORTGAGEE:**
First American National Bank
First American Center
Nashville, TN 37237

**MAP-PARCEL NUMBERS**
91-11-137

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Auto Glass Employees and Federal Credit Union,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul A. Kelton,and spouse, Helen Kelton , and Deborah Wilson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1215, 1217 and 1219 of Block 176 showing extension of Plan No. 1 west Nashville to the Morrow Road of record in Book 57, Map 173, Register's Office for said County.

SAID Lot Nos. 1215, 1217 and 1219 of Block 176 adjoin and front together 75 feet on the northerly margin of Indiana Avenue and extend back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Auto Glass Employees, Federal Credit Union by deed in lieu of foreclosure from James M. Wakefield and wife, Mildred R. Wakefield, of record in Book 8231, page 718, Register's Office for Davidson County, Tennessee..

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

46894.

TENNESSEE REFERENCE

SEP 13 1 54 PM '91

0820 09/13 0101 03CHECK 229.37

**This is improved property, known as:** 5312 Indiana Avenue, Nashville, TN 37209

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 9th day of September, 1991.

James R. Wells, General Manager
**Auto Glass Employees Federal Credit Union**

**State of Tennessee**
**County of Davidson**

Before me, the undersigned, personally appeared James R. Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Auto Glass Employees Federal Credit Union the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of September 1991.

Patricia A. McCann
Notary Public

My Commission Expires: 5/2c/92

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8442 PAGE 520



| | | |
|---|---|---|
| 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 | 60125.00 |
| CON TX | 222.37 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 229.37 |
| CHECK | 229.37 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/91 01 13:53 0001 0820

4.6.8.9.4

IDENTIFICATION REFERENCE

SEP 13 1 54 PM '91

No. 459062

