BOOK 8557 PAGE 654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 92

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Edward Thomas (NAME)	Same (NAME)	MAP 228-4
2218 Kline Avenue (ADDRESS)	(ADDRESS)	PARCEL 183
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DA-25520

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, Jerry Bruce Calvin and Debra S. Calvin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Edward Thomas and Kimberly Thomas

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 the West 150 feet of Lot No. 26 on the Plan of Rosedale Subdivision as of record in Book 547, page 45, Register's Office for said County.

Said part of lot fronts 50 feet on the east side of Klein or Kline Avenue and runs back between parallel lines 150 feet to an alley which is sometimes called the west margin of Caldwell Avenue extended.

Being the same property conveyed to Jerry Bruce Calvin and wife, Debra S. Calvin by deed from Alma L. Binkley, Hazel E. Wilkerson, Jerry Bruce Calvin, Richard Earl Calvin, and Nancy Pope, being all of the heirs of Harriman E. Green of record in Book 7224, page 959, Register's Office for Davidson County, Tennessee.

86792

IDENTIF. REFERENCE

FEB 25 1 39 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 2218 Kline Avenue, Nashville, TN 37211
(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 19th day of February, 19 92

Jerry Bruce Calvin

Debra S. Calvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned BOOK 8557 PAGE 655, a Notary Public in and for said County and State, the within named ~~Jerry Bruce Calvin and Debra S. Calvin~~

the bargainor ~~S~~ they, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~executed~~ the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of February 19 92

Commission expires November 25, 1995

Notary Public

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

Jerry Bruce Calvin and Debra S. Calvin

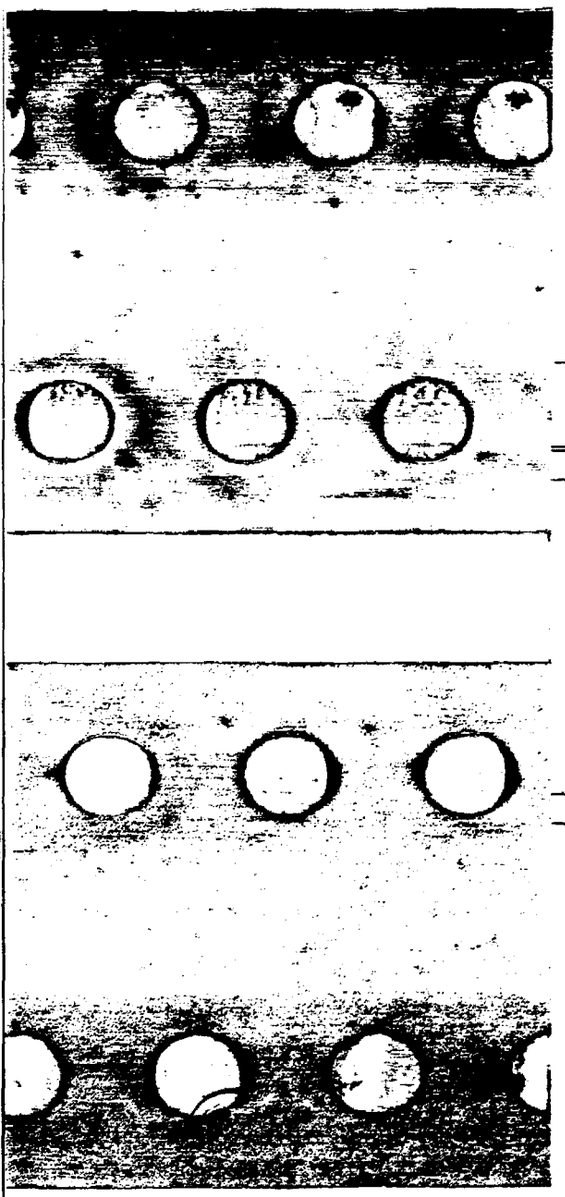
TO

Anthony Edward Thomas and Kimberly Thomas

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

4171 02/25 0101 CHECK 167.25



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 43500.00
				CON TX 160.95
				PRFEE 1.00
				WDEED 6.00
				TOTAL 167.95
				CHECK 167.95
02/25/92	01			13:39 0001 4171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86792

IDENTIF. REFERENCE

FEB 25 1 39 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504699