This Instrument Prepared By:

Harwell Martin & Stegall, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 8953 PAGE 685

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Sanford Kelsey 1019 North First Street Nashville, TN 37207	Same	Map 82-4, Parcel 86

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and the assumption and agreement to pay by Grantee of the prior indebtedness of Grantors owed to FinanceAmerica Thrift Corporation and secured by a Deed of Trust of record in Book 6896, page 109, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RANDOLPH WOODRUFF and wife, BESSIE WOODRUFF, the Grantors herein, have bargained and by these presents do transfer and convey unto SANFORD KELSEY, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 127 on the Map of Sharpe and Crutcher's addition to East Nashville, of record in Book 57, page 82, Register's Office for said County.
>
> Said Lot No. 127 fronts 58-1/2 feet on the easterly side of North 5th Street and runs back between lines 165 feet, more or less, to an alley on which it measures 56.1 feet.
>
> Being the same property conveyed to Randolph Woodruff and wife, Bessie Woodruff by deed from W. L. Bainbridge Company, of record in Book 4043, page 588, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 30 day of April, 1993.

RANDOLPH WOODRUFF

BESSIE WOODRUFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan H. Tuggy, a Notary Public of said county, Randolph Woodruff, the within named bargainor, 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, at office, this 30 day of April, 1993.

Notary Public

My Commission Expires:

My Commission Expires Sept. 21, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan H. Tuggy, a Notary Public of said county, Bessie Woodruff, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 1993.

Notary Public

My Commission Expires:

My Commission Expires Sept. 21, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,889.82. This is equal to or greater than the property would bring at a fair and voluntary sale.

Dunford Kelley

Sworn to and subscribed before me,
this 30 day of April, 1993.

Notary Public
My Commission Expires: My Commission Expires Sept. 21, 1996

GAC/g3
woodruff.wd

EXHIBIT A

BOOK 8953 PAGE 687

1. A lien for the payment of 1993 taxes, not yet due and payable (82-4-86).

2. All matters shown on the Plan of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Randolph Woodruff and wife, Bessie Woodruff, to John H. Lowe, Trustee for FinanceAmerica Thrift Corporation, of record in Book 6896, page 109, said Register's Office, to secure an indebtedness in the original principal amount of $9,998.41.

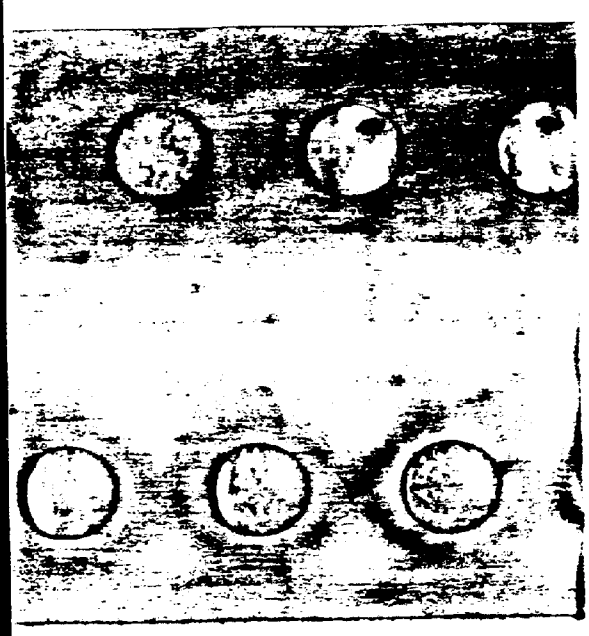
21430

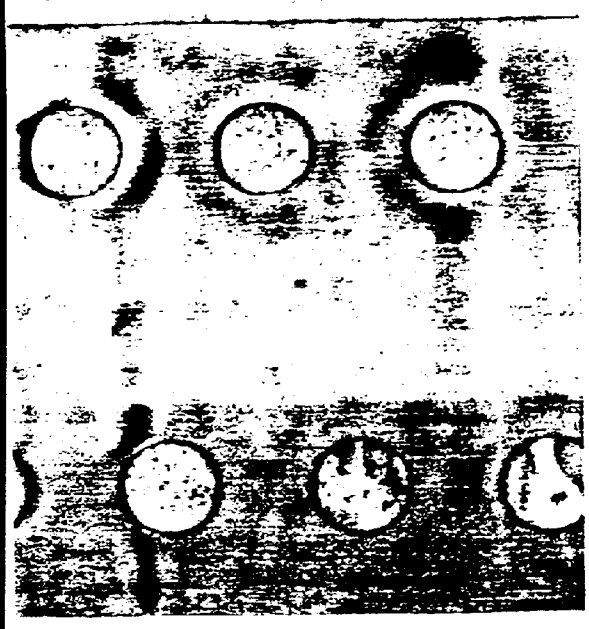
IDEAL FIRST REFERENCE

MAY 19 4 05 PM '93

DAVIDSON COUNTY, TN

5077 05/19 0101 03CHECK 27.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8953 PAGE 688

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 3889.82
CON TX 14.43
PRFEE 1.00
WDEED 12.00
TOTAL 27.43
CHECK 27.43

05/19/93 01 16:04 0001 5077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21430

IDENTIFICATION REFERENCE

MAY 19 4 05 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 652537