THIS INSTRUMENT PREPARED BY:
Bankers Title Co.
213 Ward Circle
Brentwood, Tennessee 37027

REAL PROPERTY TAX RESPONSIBILITY & OWNER:
Fred Kelly, Sr.
2304-2306 Seifried Street
Nashville, TN 37207

TAX INFORMATION:

Map No.	*081-06 and*	*081-06*
Group No.	*0*	*0*
Parcel No.	*377.00*	*476.00*

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, **CYNTHIA P. HENRY,** have bargained and sold and by these presents do hereby transfer and convey unto **FRED W. KELLY, SR. AND WIFE, JANICE KELLY,** hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

A CERTAIN TRACT or a parcel of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Being Lot No. 37 and the easterly 6 feet of Lot No. 36 on the Map of the Subdivision of the south part of the Nichol Property, in the 8th Civil District of said County, a plan of which is of record in Plan Book 2, page 49, Chancery Court of Nashville.

Said lot and part of lot adjoin and from together 56 feet on the north side of Tucker Street, now Seifreid Street and runs back between parallel lines, 150 feet to an alley.

TRACT II:

Being Lot No. 38 and the westerly 8 feet of Lot No. 39 on the Map of the Subdivision of the south part of the Nichol Property, in the 8th Civil District of said County, a plan of which is of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said lot and part of said lot adjoin and front together 58 feet on the northerly side of Seifreid Street, formerly Tucker Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed unto Cynthia P. Henry by Divorce Decree Docket number 0083513, of the Chancery Court of Nashville, Tennessee.

TO HAVE AND TO HOLD 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 and lawful right to convey it, and that same is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said

land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 6th day of January, 1994.

Cynthia P. Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, CYNTHIA P. HENRY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 6th day of January, 1994.

NOTARY PUBLIC

My commission expires: 1-22-97

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of January, 1994.

My commission expirse: 1-22-97

Notary Public

09639
IDENTIF. A REFERENCE

94 JAN 21 AM 10:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

01/21 0101 03CHECK 212.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9226 PAGE 306

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 55000.00
MDR TX 3.50
CANCEL

01/21/94 01 10:50 0001 1831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. A REFERENCE
09639

94 JAN 21 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

01/21/94 01 10:50 0001 1832

No. 747791