BOOK 9305 PAGE 560

Quitclaim to

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Rebecca A. Walk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rebecca A. Walk (NAME)	NationsBanc Mortgage Corporation (NAME)	83-06-182
2018 Benjamin Street (ADDRESS)	P. O. Box 353 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

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, Michael Lee Berkley and wife, Patricia J. Berkley and Jacqueline Mitchell Kelly, (now Kefauver)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca A. Walk, unmarried

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:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

94 APR -7 PM 1:46
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

36732
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 2018 Benjamin Street, Nashville, TN 37206
(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 31st day of March 19 94

Michael Lee Berkley
Michael Lee Berkley

Patricia J. Berkley
Patricia J. Berkley

Jacqueline Mitchell Kelly Kefauver
Jacqueline Mitchell Kelly Kefauver

Jacqueline Mitchell Kelly Kefauver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lee Berkley and wife, Patricia J. Berkley and Jacqueline Mitchell Kelly, (now Kefauver)

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March 19 94

Commission expires January 27, 1996

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

EXHIBIT A

Land in Davidson County, TN, being parts of Lots No. 14 and 19 on the Plan of Part of First Subdivision of Brownsville, of record in Book 21, Page 112, Register's Office for said County, described as follows:

Beginning at the southeasterly corner of Benjamin (formerly Locke) Street and Gentry Avenue, being the northwesterly corner of Lot No. 19; thence with the southerly margin of Benjamin Street, eastwardly 50 feet to a point; thence southwardly along a line parallel to Gentry Avenue, 150 feet to a point; thence westwardly along a line parallel to Benjamin Street, 50 feet to a point in the easterly margin of Gentry Avenue; thence with the easterly margin of Gentry Avenue, northwardly 150 feet to the point of beginning.

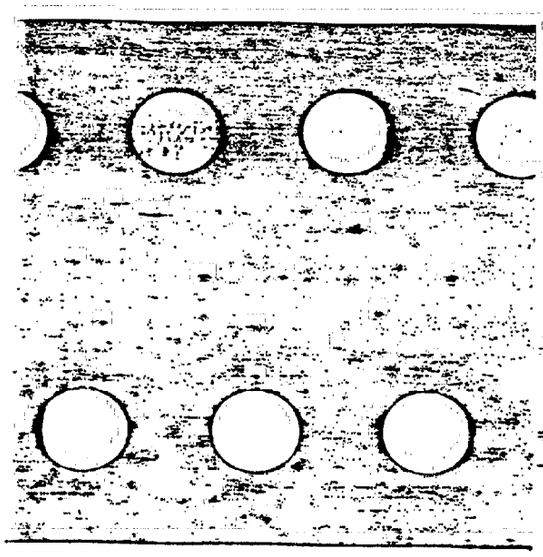
Being the same property conveyed to J.T. Kelly and wife, Nettie Mai Kelly by deed from United Realty Company of record in Book 919, Page 65, Register's Office for Davidson County, TN. J. T. Kelly and wife, Nettie Mai Kelly died intestate survived by an only son, James Thomas Kelly, Jr. James Thomas Kelly, Jr. died intestate May 1, 1942 survived by his widow, Jacqueline Mitchell Kelly and an unborn child later born October 16, 1942 named Jimmie Louise Kelly, a pretermitted daughter. Jacqueline Mitchell Kelly remarried in November, 1947 and had a son, Michael Lee Berkley, born January 26, 1953. The said daughter, Jimmie Louise Kelly, died in 1957 survived by Jacqueline Mitchell Kelly and Michael Lee Berkley, there being no other brothers or sisters by either in the whole or half-blood. By Decree of the County Court of Davidson County, Tennessee, recorded April 15, 1943, Rule No. 94507, Jacqueline Mitchell Kelly was awarded homestead in a portion of said property. Pursuant to the applicable provisions of Tennessee Code Annotated, Vol. 6, 1955 Ed., Section 31-101(1)(a), the said Michael Lee Berkley inherited the fee simple title to subject property subject to the interest of Jacqueline Mitchell Kelly. (See affidavit of heirship of record in Book 9210, Page 613, said Register's Office)

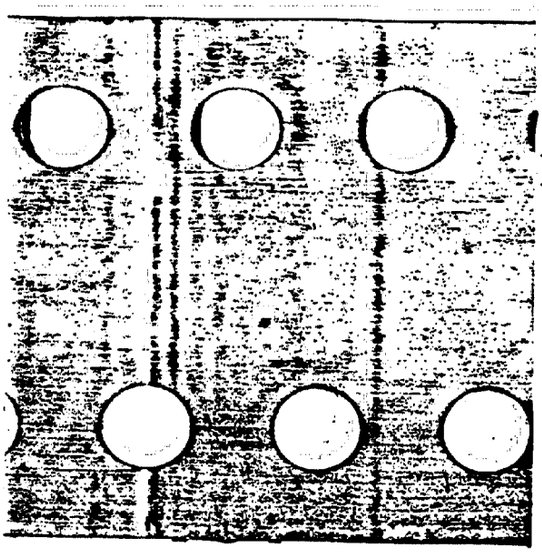
Jacqueline Mitchell Kelly is now Jacqueline Mitchell Kelly Kefauver.

This description is the same used in the previous deed of record.

Subject to all matters shown on the Plan of Record.

1522 04/07 0101 03CHECK 179.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9305 PAGE 563

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				MDEED 12.00
				TOTAL 179.50
				CHECK 179.50
			04/07/94 01	13:47 0001 1522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36732
IDENTIF. # REFERENCE

94 APR -7 PM 1:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 776763