0066780

IDENTIF. ↑ REFERENCE

Bk 561

THIS INSTRUMENT PREPARED BY: (JAG)
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL,
a Professional corporation
511 Union Street, Suite 600
Nashville, Tennessee 37219

95 JUN -5 AM 10: 19 BOOK 9690 PG 800

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

FROM: **BERNADEAN MICHAELA McKELWAY**, and husband **HENRY ST. CLAIR McKELWAY** ("Grantors")

TO: **WAYNE A. REED** and **LAMAR H. BROWN** ("Grantees")

ADDRESS NEW OWNER:

5600 Granny White Pike
Brentwood, Tennessee 37027

SEND TAX BILLS:

SAME

TAX MAP PARCEL NUMBER(S)

116-02-3

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Wayne A. Reed, a married person and Lamar H. Brown, a married person (the "Grantees"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bernadean Michaela McKelway and husband, Henry St. Clair McKelway (the "Grantors") have bargained and sold, and by these presents do transfer and convey all of their interest unto Grantees, as joint tenants with the right of survivorship, their heirs, successors and assigns, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southeasterly 106 feet of Lot No. 7 and the northwesterly 64 feet of Lot No. 8 of Block "D" on the unrecorded map of Hillwood Estates Subdivision of Blocks "B", "D" and "E", described according to a survey made by Z.J. Wilkinson, Surveyor, dated May 4, 1938, as follows:

Beginning on the northerly margin of Wilsonia Avenue, 24 feet East of the corner of Lots Nos. 6 and 7; thence northwardly 200 feet to the southerly margin of Lot No. 4; thence with the southerly line of Lots Nos. 3 and 4 and the northerly line of Lots Nos. 7 and 8, eastwardly 170 feet to a point 66 feet west of the corner of Lots Nos. 8 and 9; thence southwardly 200 feet to the northerly margin of Wilsonia Avenue; thence with the northerly margin of said Avenue, westwardly 170 feet to the beginning.

Being the same property conveyed to John A. Gupton and wife, Bernadean Gupton, by deed from James E. Blackman and wife, Helen H. Blackman of record in Book 2204, page 603, said Register's Office. The said John A. Gupton having predeceased Bernadean Gupton and the said Bernadean Gupton having since died. The Last Will and Testament of Bernadean Gupton of record in Davidson County Probate Court at Will Book 189, page 450, devised the said property to Bernadean Michaela McKelway.

The property description recited herein is the same as in the prior deed.

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, successors and assigns, forever.

And Grantors do covenant with the said Grantees 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 for a Public Utility Easement and Restrictions of record in Book 1854, page 155, Register's Office for Davidson County, Tennessee; an unrecorded public utility easement as set forth in an Agreed Final Order dated June 12, 1990, in the matter of The Metropolitan Government of Nashville and Davidson County, Tennessee v. John A. Gupton and wife, Bernadean Gupton, Docket No. 88C-253, Third Circuit Court for Davidson County at Nashville; and all matters shown on the Plan of record in Book 1835, page 59, said Register's Office.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but no further or otherwise.

The word "grantee" as used herein shall mean "grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS this 31st day of May, 1995.

Bernadean Michaela McKelway
by: John A. Gupton

Bernadean Michaela McKelway
by John A. Gupton, III, Attorney-in-Fact
(Power of Attorney of record at Book 9507, page 656, Register's Office for Davidson County, Tennessee.)

Henry St. Clair McKelway
by: John A. Gupton

Henry St. Clair McKelway by John A. Gupton, III, Attorney-in-fact
(Power of Attorney of record at Book 9507, page 656, Register's Office for Davidson County, Tennessee.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John A. Gupton, III, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Bernadean Michaela McKelway and Henry St. Clair McKelway, and acknowledged that he executed the same as the free act and deed of said Bernadean Michaela McKelway and Henry St. Clair McKelway.

Witness my hand and seal, at office in Nashville, Tennessee, this 31 day of May, 1995.

Sandy Ring
NOTARY PUBLIC

My Commission Expires: _____

SANDY RING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires MAY 29, 1998

N VRS149173 V1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Dana L Hill
AFFIANT

Subscribed and sworn to before me, this 31 day of May, 1995.

Sandy Ring
NOTARY PUBLIC

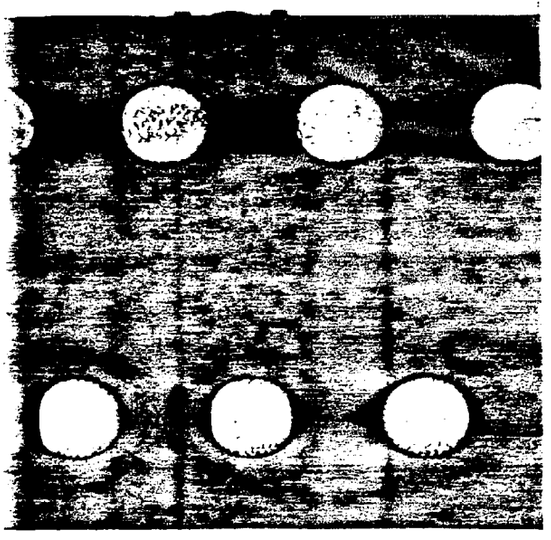
My Commission Expires MAY 23, 1998

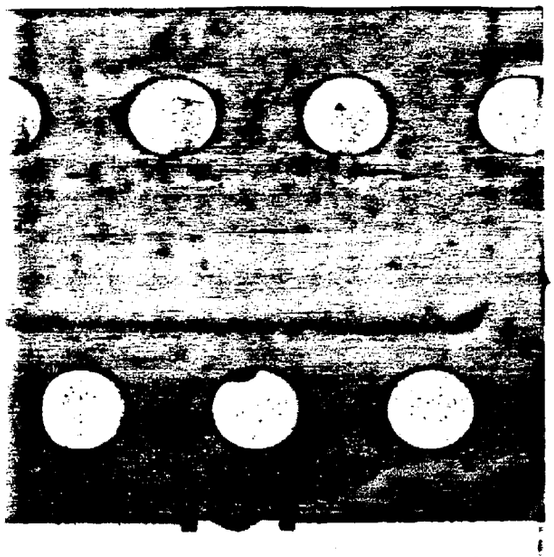
My Commission Expires: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

7592 06/05 0101 03CHECK 1012.00

N VRS149173 V1





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9690 PG 803

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
270000.00
CON TX 999.00
PRFEE 1.00
WDEED 12.00
TOTAL 1012.00
CHECK 1012.00
06/05/95 01 10:19 0001 7592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0056780
IDENTIF. # REFERENCE

95 JUN -5 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916887