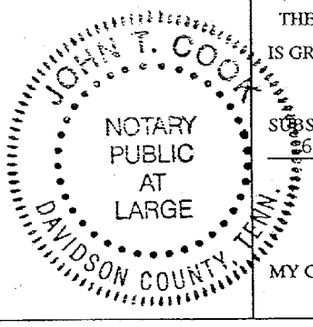
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Bk 14-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK H. KELLY	NATIONSBANC MORTGAGE CORPORATION	MAP 104-9
(NAME)	(NAME)	
3811 Richland Avenue	P.O. Box 35140	PARCEL 099.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Louisville, KY 40232	26W-02565
(CITY) (STATE) (ZIP)	(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, ROBERT LOUIS MODE AND WIFE, CAROL ANN L. MODE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK H. KELLY AND WIFE, MARY H. WEAVER KELLY

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 easterly 75 feet of Lot 10 of Block 9, on the Plan of Richland Realty Company's Division "A", as of record in Book 161, page 151, said Register's Office, which plan shows said property divided into blocks but does not show the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said part of Lot 10 fronts 75 feet on the southerly side of Richland Avenue and runs back between parallel lines, parallel with and 300 feet west of the westerly margin of Christopher Street, 200 feet to a dead line.

BEING the same property conveyed to Robert Louis Mode and wife, Carol Ann L. Mode, by Deed from William H. Burton and wife, Martha H. Burton, of record in Book 4825, Page 152, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3811 Richland Avenue, Nashville, TN 37205
(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 6th day of January 19 97

Robert Louis Mode
ROBERT LOUIS MODE

Carol Ann L. Mode
CAROL ANN L. MODE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT LOUIS MODE AND WIFE, CAROL ANN L. MODE

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 NASHVILLE, Tennessee, this 6th day of January 19 97.

Commission expires July 26, 1997

Notary Public

JOY T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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_____.

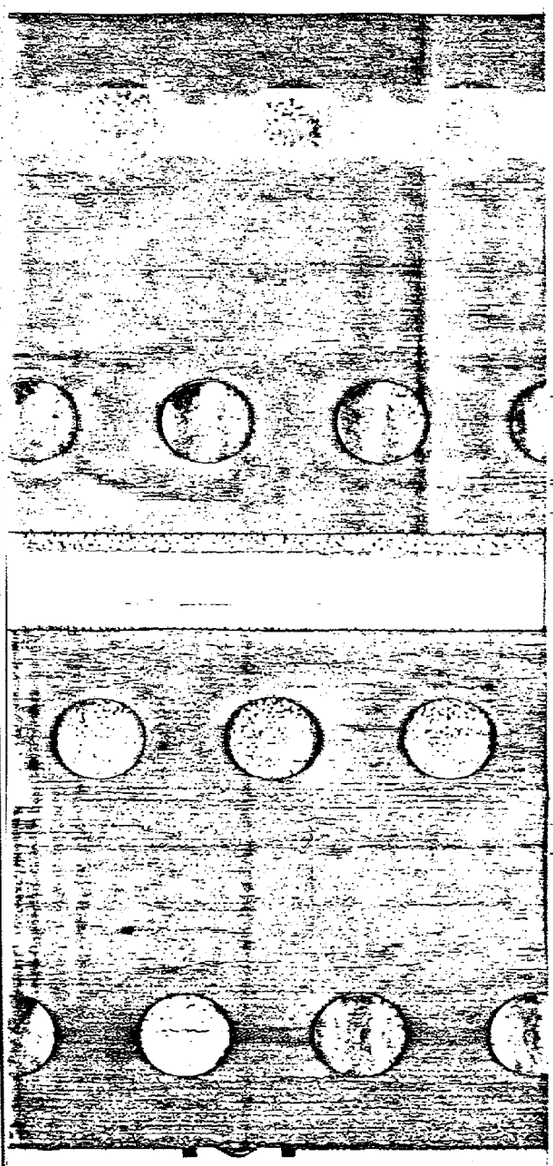
My commission expires _____

Notary Public

02624.31
IDENTIFICATION REFERENCE

97 JAN -8 AM 9:13
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

2981 01/08 0101 03CHECK 1618.50



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
				435000.00
				CON TX 1609.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1618.50
				CHECK 1618.50
			01/08/97 01	09:12 0001 2981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02624 31

IDENTIFICATION REFERENCE

97 JAN -8 AM 9[illegible]

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 1105510