BK/10345/568

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elizabeth Kelly 2601 Hillsboro Road Unit J-15 Nashville, TN 37212	NEW OWNER	Map 117-03-B Parcel 157.00Co

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Peter S. R. Harmer, unmarried, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Elizabeth Kelly (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN, Being Unit No. J-15, Parcel 157, on the Plan of The Villager Condominiums, of record in Book 5200, page 154, as revised in Book 5200, page 201, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Peter S. R. Harmer, Jr. by Warranty Deed from Alfred Tate Rogers, Jr. in Book 9812, Page 452, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Frances Elizabeth Shears and never has been. Frances Elizabeth Shears has no legal interest in the subject property.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2601 Hillsboro Road, Unit J-15, Nashville, Tennessee 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 1997

Notary Public

My Commission Expires 1-20-99

NOTARY PUBLIC AT LARGE TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of January, 1997.

Peter S. R. Harmer, Jr.

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 Peter S. R. Harmer, Jr., the 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 and official seal at Nashville, Tennessee, this 30th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

0271817

IDENTIFICATION/REFERENCE

97 FEB 10 PM 1:33

5000 02/10 0101 03CHECK 175.50

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 570

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
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
02/10/97	01	13:35	0001	5000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 FEB 10 PM 3

DAVIDSON COUNTY

0271817 IDENTIF. # REFERENCE

No. 1115484