BOOK 10413 PG 842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 1997.

Notary Public

MY COMMISSION EXPIRES: November 27, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.P. Hoffman Jr.	J.P. Hoffman Jr.	91-11-90
(NAME) 4703 Illinois Avenue	(NAME) 4701 Illinois Avenue	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **WESTLEY G. KELTON, JR., AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J.P. HOFFMAN JR.** , 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 Lot Nos. 606 and 608, Block 104 on the Plan of No. 1, Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots No. 606 and 608, front together 50 feet on the southerly margin of Illinois Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Westley G. Kelton, Jr. et ux, Connie A. Kelton by deed from Kenneth L. McCoy of record in Book 5864, page 793, Register's Office for Davidson County, Tennessee. Also being the same property vested in Westley Graham Kelton, Jr. by virtue of a final decree of 2nd Circuit Court, Davidson County, Tennessee, Docket No. 95D-854, of record in Book 10404, page 807, said Register's Office.

Westley G. Kelton, Jr. and Westley Graham Kelton, Jr., are one and the same person.

unimproved ( )
This is improved(X) property, known as 4703 Illinois Avenue, Nashville, TN 37209
(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 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 my hand this 10th day of April, 1997.

Westley G. Kelton, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10413 PG 843

Personally appeared before me, LEE A. COHEN, a Notary Public in and for said County and State, the within named Westley G. Kelton, Jr., the bargainor(s), 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 10th day of April, 1997

Commission expires:November 27, 1999

LEE A. COHEN Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE

0293445

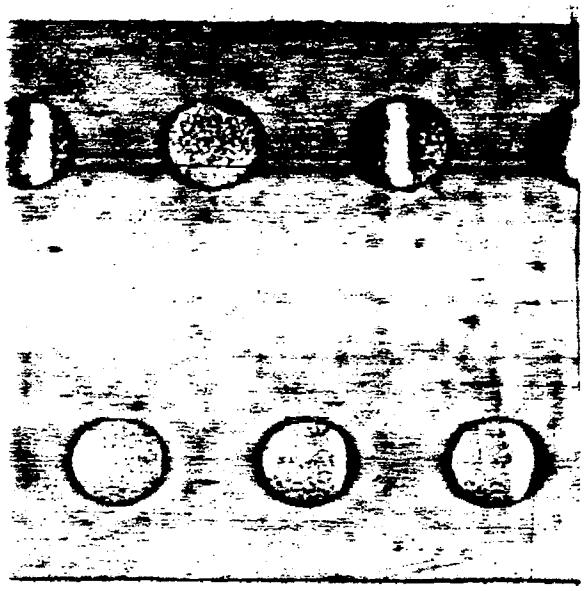
IDENTIF. + REFERENCE

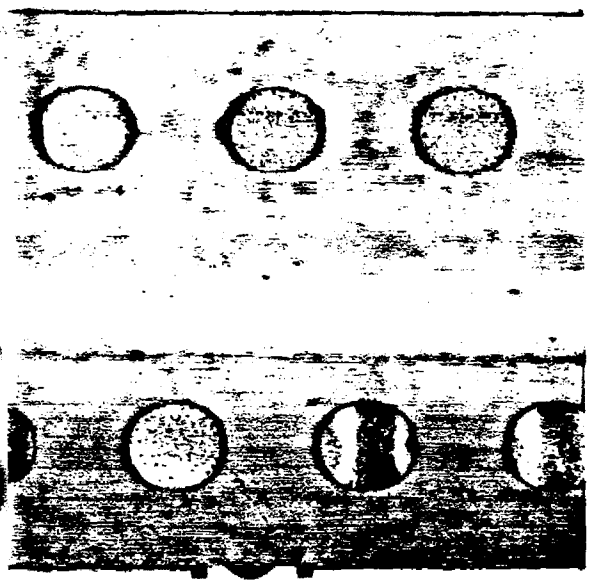
PICK-UP

97 APR 11 AM 10:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8369 04/11 0101 03CHECK 110.75





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

RECEIVED OF _____

FOR _____

BOOK 10413 PG 844

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 27500.00
CON TX 101.75
PRFEE 1.00
WDEED 8.00
TOTAL 110.75
CHECK 110.75

04/11/97 01 10:26 0001 8369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293445
IDENTIF. ↑ REFERENCE

97 APR 11 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138581