File Box 51-A

BOOK 10454 PG 781

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May 19 97
Notary Public
MY COMMISSION EXPIRES July 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — Three Maryland Farms, Ste. 175, Brentwood, TN 37027
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027
313 E. Main Street, Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Lee, d/b/a J.B. Lee Company	James B. Lee	MAP 83-1
(NAME)	(NAME)	
1114 Sharpe Ave. ~~XXXXX~~	559 Elaine Drive	PARCEL 350
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Nashville, TN 37221	
(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, Michael John Keliher, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Lee, d/b/a J. B. Lee Company

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:

BEING Lot No. 14 on the Map of J. B. Hancock's East End Addition of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50.0 feet on the southerly side of Sharpe Avenue and runs back between lines 146.64 feet on the west line and 145.55 feet on the east line to an alley in the rear measuring 50.0 feet thereon.

Being part of the same property conveyed to Michael John Keliher, a married person by Deed from JOHN M. CARTER, of record in Deed Book 8890, Page 384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

0305100
IDENTIFICATION REFERENCE

97 MAY 15 AM 8:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1114 Sharpe Ave. East, Nashville, Tennessee 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 my hand this 13th day of May 19 97

Michael John Keliher, by Kendra Cooke, his Power of Attorney
Michael John Keliher, by Kendra Cooke, his Power of Attorney

BOOK 10454 PG 782

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael John Keliher, a married person

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 _____ day of _____ 19____.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of MAY, 1997, before me personally appeared KENDRA COOKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL JOHN KELIHER, AN UNMARRIED PERSON, and who acknowledged that SHE executed the same as the free act and deed of the said MICHAEL JOHN KELIHER by virtue of that Power of Attorney, duly executed by the said KENDRA COOKE and appearing of record in Book 10454, page 780, of the Register's Office of DAVIDSON County, Tennessee.

Witness my hand and official seal at Office this 13th day of MAY, 1997.

My Commission Expires: 3/3/99

Valerie D. Wright
Notary Public

VALERIE D. WRIGHT NOTARY PUBLIC LARGE KNOX COUNTY, TENN.

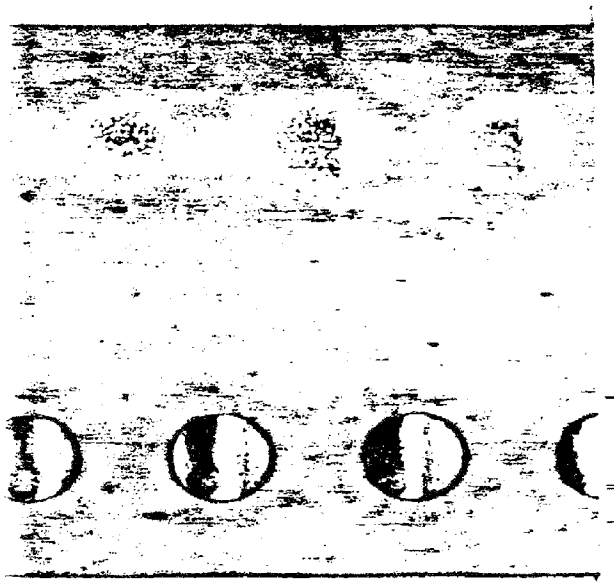
RETURN TO:
TITLE CONNECTION, INC.

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ Three Maryland Farms, Suite 110, Brentwood, Tennessee 37027
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

MARY FRANCES RUDY
ATTORNEY - AT - LAW

1240 05/15 0001 0 ALFRED

184-75



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

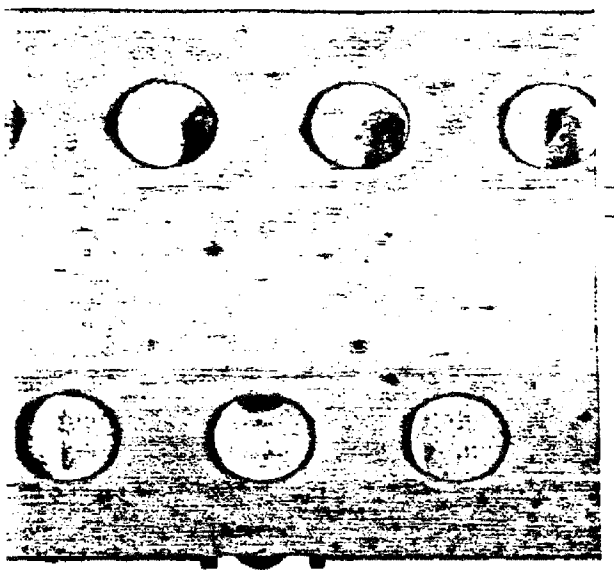
RECEIVED OF _____

FOR _____

BOOK 10454 PG 783

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 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 8.00
TOTAL 184.75
CHECK 184.75

05/15/97 01 09:03 0001 1240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305100
IDENTIF. ↑ REFERENCE

97 MAY 15 AM 8:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1151263