Bk 52

BK/ 10594 PG 893

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 1997.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires NOV. 25, 2000

(AFFIX SEAL)

DANA SUMMARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Randolph T. Roof	First Trust Mortgage Company	121-138
(NAME)	(NAME)	
1764 Reynolds Road	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Memphis, TN 38187-0257	
(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, **THE ESTATE OF SARAH WATSON KELLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDOLPH T. ROOF AND WIFE, JANICE L. ROOF** , 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 No. 1 on the Plan of W.T. Kelley Subdivision as of record in Plan Book 5200, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William T. Kelley and wife, Sarah W. Kelley by Quitclaim Deed from Tom G. Coleman, Jr. Trustee of record in Book 5901, Page 897, said Register's Office. The said William T. Kelley and wife having since died, he having predeceased her.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1764 Reynolds Road, Nashville, TN 37217

(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 our hands this 28th day of August, 1997.

The Estate of Sarah Watson Kelley
By: Sandra Kaye Long executrix
Sandra Kaye Long, Executrix

0344750
IDENTIFICATION REFERENCE

97 SEP -4 AM 10:05

4579 09/04 0101 03CHECK 288.35

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, personally appeared Sandra Kaye Long with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of the The Estate of Sarah Watson Kelley, the within-named bargainor, and that she as such Executrix, being authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Sandra Kaye Long as such Executrix, and attesting the same by the said as such.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 1997

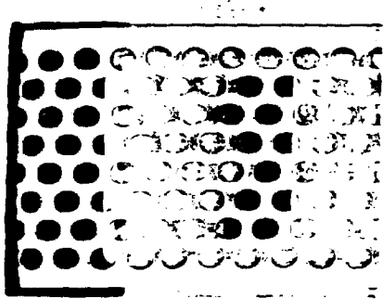
Commission expires:

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LARGE

Notary Public

My Commission Expires NOV. 25, 2000

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



RECEIVED OF _____

FOR _____

BOOK 10594 PG 895

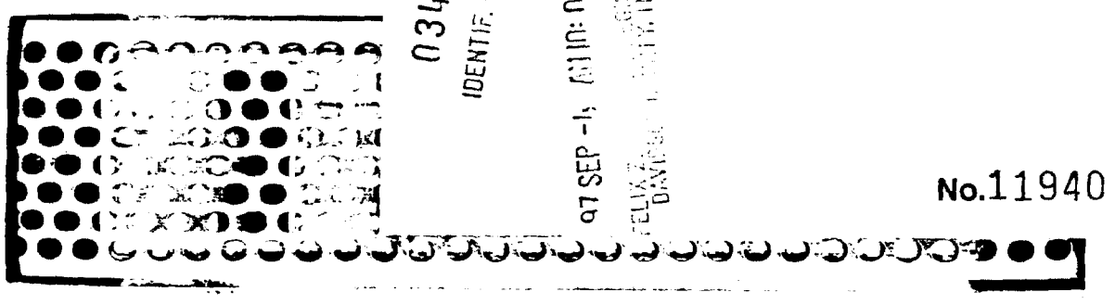
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35

09/04/97 01 10:07 0001 4579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344750
IDENTIF. & REFERENCE

97 SEP -4 AM 10:05

REGISTER
DAVIDSON

No.1194057