BOOK 10707 PG 368

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $222,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 1997.

Notary Public

My Commission Expires: 7-28-2001

Mail

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
Suite 500, 230 4th Ave., North
Nashville, TN 37219

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Carson E. Kelly, et ux. 914 Cantrell Avenue Nashville, TN 37215	Same	Map: 117-5 Parcel: 23

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **JAMES P. KELLY, JR. and O.B. HOFSTETTER, JR., Co-Executors of the Estate of James Patrick Kelly**, have bargained and sold, and by these presents do transfer and convey unto **CARSON E. KELLY and wife, BARBARA A. KELLY**, the Grantees herein, their assigns and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 and the southerly one-half of Lot No. 56 on the plan of Woodmont Park Subdivision, as of record in Book 547, Page 148, Register's Office for said County.

Said Lot No. 55 fronts 100 feet on the easterly side of Cantrell Avenue, and runs back 241 feet on the northerly line and 248 feet 2 inches on the southerly line to a dead line and measures 100 feet 2 inches thereon.

Said part of Lot No. 56 adjoins Lot 55 on the north and fronts 50 feet on the easterly side of Cantrell Avenue and runs back 237 feet, more or less, on the northerly line and 241 feet on the southerly line to a dead line and measures 50 feet 1 inch thereon.

Being the same property conveyed to James Kelly by deed from W.A. Bass and wife, Addie Bell Bass, of record in Book 1011, Page 240, Register's Office for Davidson County, Tennessee. The said James Kelly a/k/a James Patrick Kelly having since died testate by will of record in Will Book 212, Page 804, Probate Court of Davidson County in which James P. Kelly, Jr. and O.B. Hofstetter, Jr., were appointed Co-Executors with full power to convey.

This conveyance is made subject to:

1. 1997 taxes, which have been prorated and assumed by Grantees.

This is improved property known as 914 Cantrell Avenue, Nashville, Tennessee 37215.

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 assigns and representatives 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, but not further or otherwise, and the same is unencumbered.

And we, in our capacity as Co-Executors of the Estate of James Patrick Kelly, but not further or otherwise, do further covenant, warrant and forever defend the title to the said land to the said GRANTEES, their assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS our hands this 3rd day of December, 1997.

JAMES P. KELLY, JR., CO-EXECUTOR

O.B. HOFSTETTER, JR., CO-EXECUTOR

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 **James P. Kelly, Jr., Co-Executor of the Estate of James P. Kelly**, 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 3rd day of December, 1997.

NOTARY PUBLIC

My Commission Expires: 7-28-2001

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 **O.B. Hofstetter, Jr., Co-Executor of the Estate of James P. Kelly**, 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 3rd day of December, 1997.

NOTARY PUBLIC

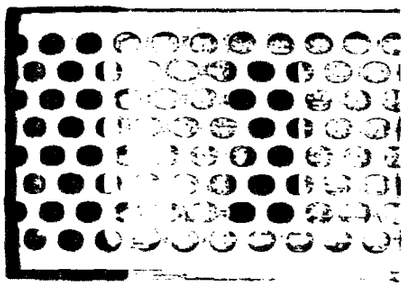
My Commission Expires: June 13, 2000

97 DEC -3 PM 2:59

03776210

IDENTIFICATION REFERENCE

6837 12/03 0101 03CHECK 033.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10707 PG 370

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

DMT 225500.00

CO TX 812.25

PRFEE 1.00

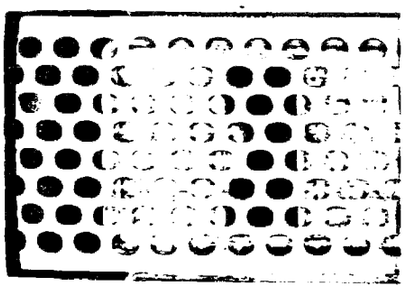
MDEED 8.00

TOTAL $12.25

CHECK $12.25

12/03/97 01 1:01 0001 8837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0376210

IDENTIFICATION REFERENCE

97 DEC -3 PM 12:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1227661