BOOK 10714 PG 41

THIS INSTRUMENT PREPARED BY
INFORMATION FURNISHED BY THE PARTIES HERETO
AND NO TITLE EXAMINATION WAS PERFORMED

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

JAMES AND SHARON KELLEY
523 So. 12th ST.
NASH., TN 37206

MAP AND PARCEL NO:

MAP 94-1, PARCEL 22

SEND TAX BILLS TO:

SAME

97 DEC -9 AM 11:53

13782208

PICK-UP

The actual consideration or value, whichever is greater, for this transfer, is $500.00, **this** 23 **day of** OCTOBER, **1997.**

AFFIANT

Sworn to and subscribed before me this 23rd **day of** Oct., **1997.**

NOTARY PUBLIC

My commission expires: 9-26-98

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, **MAMIE L. HAMMONDS, UNMARRIED**, hereinafter referred to as **GRANTOR**, have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES KELLEY AND WIFE, SHARON KELLEY**, hereinafter referred to as **GRANTEES**, THEIR successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of **GRANTOR** in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject

to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is UNimproved property known as **519 SOUTH 12TH STREET, NASHVILLE, TENNESSEE.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **GRANTEES**, THEIR successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said **GRANTEES**, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY hand and seal on this the 23rd day of Oct. 1997, 1997.

Mamie L. Hammonds
MAMIE L. HAMMONDS
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAMIE L. HAMMONDS**, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of Oct., 1997.

Dwight Sands
notary public

My commission expires: 9-26-98

EXHIBIT 'A'

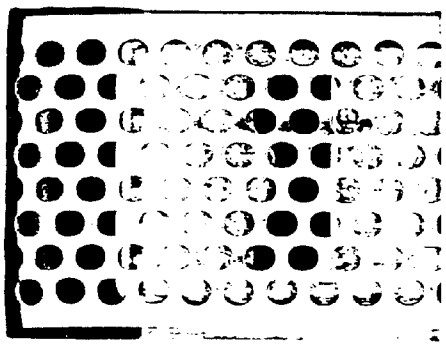
Being Lot 61 on the Plan of Payne, Blakemore and Cummings Addition to Nashville as of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete Description.

Being the same property conveyed to Mamie L. Hammonds by Warranty Deed from B.L.C. Investments, Inc., of record in Book 9795, page 183, Register's Office for Davidson County, Tennessee.

9055 12/09 0101 01CASH 14.85

EXHIBIT 'B'

1. Real property taxes for the year 1997 and all future years.
2. All matters as set forth on the Plan of record in Book 57, page 70, said Register's Office.
3. Any and all other matters of record, including restrictions, easements, etc.



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

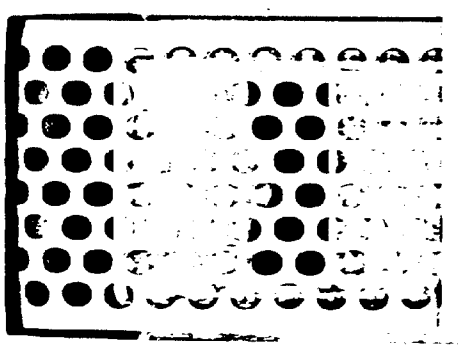
RECEIVED OF _____

FOR _____

BOOK 10714 PG 44

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	500.00
CON TX	1.85
PRFEE	1.00
WDEED	12.00
TOTAL	14.85
CASH	14.85

12/08/87 01 11:53 0001 9055
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 DEC -8 [illegible]

837206

No.1229846