	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00 Richard W. Elsey Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 1998. Notary Public MY COMMISSION EXPIRES: June 19, 1999 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 128, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Elsey	North American Mortgage Company	Map 133-2
(NAME) 3221 Kinross Avenue	(NAME) 231 East Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Albion, NY 14411	Parcel 148
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT L. HALEY, EXECUTOR OF THE ESTATE OF ELIZABETH NICHOLLS KYZAR, BY AUTHORITY OF THE LAST WILL AND TESTAMENT OF ELIZABETH NICHOLLS KYZAR (A/K/A ELIZABETH KYZAR), AND WITHOUT THE NECESSITY OF THE JOINDER OF THE BENEFICIARIES UNDER SAID LAST WILL AND TESTAMENT, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto RICHARD W. ELSEY AND WIFE, SHERRY L. ELSEY , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved(X) property, known as 3221 Kinross Avenue, Nashville, TN 37211
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of May, 1998.

The Estate of Elizabeth Nicholls Kyzar

By: Robert L. Haley Exec.
Robert L. Haley, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Adam R. Smith, a Notary Public in and for said County and State, Robert L. Haley, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Estate of Elizabeth Nicholls Kyzar, the within-named bargainor, and that he as such Executor being authorized to do so by the Last Will and Testament of Elizabeth Nicholls Kyzar, executed the foregoing instrument for the purposes therein contained by signing the name of The Estate of Elizabeth Nicholls Kyzar, by the said Robert L. Haley as such Executor.

Witness my hand and official seal at Brentwood, Tennessee this the 8th day of May, 1998.

Commission expires: 6/19/99

Adam R. Smith Notary Public

SUMNER COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

Parcel I: Being all of Lot No. 39 on the plat of Airdrie Subdivision "B" as of record in Book 547, page 42, of the Register's Office of Davidson County, Tennessee. Said Lot No. 39 fronts 50 feet on the westerly side of Kinross Avenue and runs back between parallel lines with the northerly margin of an alley, 168 feet to an alley in the rear.

Being the same property conveyed to J.R. Kyzar and wife, Elizabeth Kyzar by Warranty Deed of record in Book 1044, page 363, of the Register's Office of Davidson County, Tennessee. The said J.R. Kyzar is deceased, leaving said property to his wife, Elizabeth Kyzar. The said Elizabeth Kyzar is also deceased.

Parcel II: Being the southerly 25 feet of Lot No. 40 on the plat of Airdrie Subdivision "B" as of record in Book 547, page 42, of the Register's Office of Davidson County, Tennessee. Said part of Lot No. 40 fronts 25 feet on the westerly side of Kinross Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to J.R. Kyzar and wife, Elizabeth Kyzar by Warranty Deed of record in Deed Book 919, page 75, of the Register's Office of Davidson County, Tennessee. The said J.R. Kyzar is deceased, leaving said property to his wife, Elizabeth Kyzar. The said Elizabeth Kyzar is also deceased.

Parcel III: Being all of that property acquired by J.R. Kyzar and wife, Elizabeth N. Kyzar by the "Agreement to Close and Abandon a 14 Foot Alley Extending Between Wingate Avenue on the West and Kinross Avenue on the East Immediately North of Antioch Pike Formerly Mill Creek Valley Road, Located in the Sixth Civil District of Davidson County, Tennessee", an instrument of record in Book 3099, page 21, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made and incorporated herein for further reference of the portion of the alley therein acquired.

Being the same property conveyed to J.R. Kyzar and wife, Elizabeth N. Kyzar by an Agreement of record in Book 3099, page 21, of the Register's Office of Davidson County, Tennessee. The said J.R. Kyzar is deceased, leaving said property to his wife, Elizabeth Kyzar. The said Elizabeth Kyzar is also deceased.

Subject to any and all matters as shown on plat of record in Book 547, page 42 and of record in the Register's Office of Davidson County, Tennessee.

98 MAY 11 PM 2:08

MAIL ENV.

04136330

5606 05/11 01:01 03CHECK 308.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10925 PG 958

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 81000.00
				CON TX 299.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 308.70
				CHECK 308.70
			05/11/98 01	14:11 0001 5606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436330
IDENTIFICATION REFERENCE

98 MAY 11 PM 2:08

No. 1291631