BOOK 10956 PG 230

Record 1st 54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

98 JUN -2 AM 10:48

DAVIDSON COUNTY TN.

IDENTIFICATION REFERENCE

04446 13

THIS INDENTURE, made and entered into as of the **27th** day of **May, 1998** by and between

RONNIE S. KELLEY and WANDA WILLIAMS, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

LEWIS NELSON HYATT,II, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 259 ON THE PLAN OF INGLEWOOD PLACE OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID WESTERLY ONE-HALF OF LOT NO. 259 FRONTS 50 FEET ON THE NORTHERLY SIDE OF STRATFORD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 341.4 FEET ON THE EASTERLY LINE AND 358 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 50 FEET THEREON.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO RONNIE KELLEY BY TRUSTEES DEED FROM ROBERT M. WILSON, JR. AS SUCCESSORS-TRUSTEE OF RECORD IN BOOK 10924 PAGE 681 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Ronnie S. Kelley
RONNIE S. KELLEY

Wanda Williams
WANDA WILLIAMS

BOOK 10956 PG 231

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RONNIE S. KELLEY and WANDA WILLIAMS, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **May, 1998**.

Notary Public

Commission Expiration: _____

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$97,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **27th** day of **May, 1998**.

Notary Public

Commission Expiration:_____

SUSAN L. WILLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	LEWIS NELSON HYATT,II 1307 STRATFORD AVE NASHVILLE, TN 37216	1307 STRATFORD AVE NASHVILLE, TN 37216 MAP PARCEL NUMBER 72-3-10.00

4413 06/02 0101 03CHECK 369.01

WD-MULTI.DOC
File No. 98-713

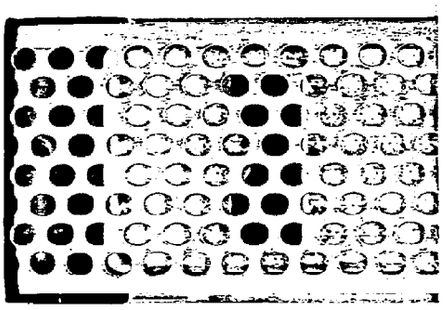
NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10956 PG 232

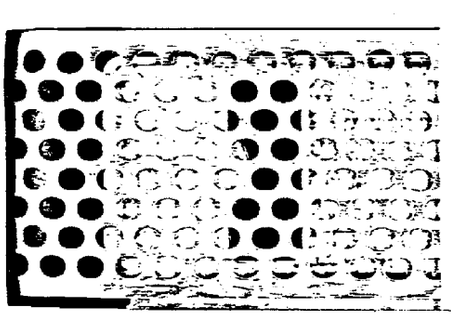
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97300.00
CON TX 360.01
PRFEE 1.00
WDEED 8.00
TOTAL 369.01
CHECK 369.01

06/02/98 01 10:50 0001 4413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446613
IDENTIF. # REFERENCE
98 JUN -2 AM 10:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1300346