This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 11029 PAGE 652

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Ronnie Kelley	Same	Map 71
320 South 11th Street		Par 8-358
Nashville, Tennessee 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Peggy U. Hooper, being the surviving heir at law of Robert L. Underwood, deceased, have this day bargained and sold, and do hereby transfer and convey to the said Ronnie S. Kelley, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING Lot No. 35 on the Map of Edwin Tract Subdivision, not of record, and described according to a copy of a survey thereof made of Z.J. Wilkinson, Surveyor, August 6, 1947, as follows:

BEGINNING at a point in the North margin of Edwin Street, or Avenue, the corner of Lots Nos. 35 and 36; thence with the line between said lots Northerly 184 feet to a point; thence easterly 50 feet to the corner of Lots Nos. 34 and 35; thence with the line between said lots Southerly 184 feet to the North margin of Edwin Street; thence with the margin of the same westerly 50 feet to the beginning.

BEING the same property conveyed to Robert L. Underwood, unmarried by deed from Johnny Howard Tosh and wife, Elizabeth R. Tosh, of record in Book 10421, page 769, Register's Office for Davidson County, Tennessee, the said Robert L. Underwood having since died leaving Peggy U. Hooper as his only surviving heir at law.

This is improved property known as 517 Edwin Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Ronnie S. Kelley, his heirs and assigns, forever.

And I, Peggy U. Hooper, do covenant with the said Ronnie S. Kelley that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as above stated.

And I, Peggy U. Hooper, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ronnie S. Kelley, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of July, 1998.

PEGGY U. HOOPER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 11029 PAGE 653

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy U. Hooper, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 1998.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $37,000.00.

6467 07/22 0101 03CHECK 147.90

AFFIANT

Subscribed and sworn to before me, this 21st day of July, 1998.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

PICK-UP

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

98 JUL 22 AM 8:34

IDENTIF. & REFERENCE

046517.1

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

RECEIVED OF _____

FOR _____

BOOK 11029 PAGE 654

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 37000.00
CON TX 136.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 147.90
CHECK 147.90

07/22/98 01 08:37 0001 6467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

046517
IDENTIF. & REFERENCE

98 JUL 22 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1322131