BOOK 11067 PAGE 592

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Dale E Presley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30 DAY OF July 19 98

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Mail

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Dale Presley and Guynita Presley 517 Edwin Avenue Nashville, TN 37206	U. S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	71-8-358

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **RONNIE S. KELLEY AND WIFE, WANDA WILLIAMS**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto DALE PRESLEY AND WIFE, GUYNITA PRESLEY, hereinafter called Grantee, their heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

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 No. 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 Ronnie S. Kelley by deed from Peggy U. Hooper being surviving heir of Robert L. Underwood, of record in Book 11029, Page 652, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1998 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 517 Edwin Avenue Nashville, TN 37206

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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 heirs and assigns 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all person 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 MY HAND 30th day of July, 1998.

Ronnie S. Kelley
RONNIE S. KELLEY

Wanda Williams
WANDA WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30TH day of July, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Ronnie S. Kelley and wife, Wanda Williams, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 30th day of July, 1998.

NOTARY PUBLIC

My Commission expires: 9-11-2001

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11067 PAGE 594

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT $500.00
DEM TA 15.50
PRFEE 1.00
OFEE .50
TOTAL 266.50
CHECK 266.50

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No. 1 [illegible] 97