FORM NO. WD-1

BOOK 11281 PAGE 436

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

$62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1998

Notary Public

MY COMMISSION EXPIRES: 3-24-01

(AFFIX SEAL)

MAIL TO:

THIS INSTRUMENT WAS PREPARED BY

CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE & MARION KELLEY (NAME)	IRWIN MORTGAGE CORPORATION (NAME)	
2200 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	400 Interstate N Pkwy, [illegible] 580 (STREET ADDRESS)	73-7-215
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30339-5030 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TWO RIVERS DUPLEXES, A JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE KELLEY and wife, MARION KELLEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 44-B, Cabin Hill Section 3, Zone Lot Division Lots 44, 45, 46, 47, 48, 49, 50, 51 and 52, as of record in Book 6250, Page 361, Register's Office for Davidson County, Tennessee, being a revision of Section 3, Cabin Hill, of record in Book 5200, Page 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to TWO RIVERS DUPLEXES, A JOINT VENTURE, by deed from CABIN HILL ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 6245, Page 155, Register's Office for Davidson County, Tennessee.

05326555
IDENTIF. ♦ REFERENCE

99 JAN -5 AM 8:11

[illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 2200 Cabin Hill Road, Nashville, TN 37214
(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 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 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 hand s this 29th day of December, 19 98

TWO RIVERS DUPLEXES, A JOINT VENTURE

BY: _____

FRANK GHERTNER

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Frank Ghertner

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member

_____of the Two Rivers Duplexes, A Joint Venture

~~a corporation~~, and that he as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture ~~corporation~~ by himself as Authorized Member.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1998.

Debra A. Randall Notary Public

Commission Expires 1-20-99

WARRANTY DEED

FROM

Two Rivers Duplexes,
A Joint Venture

TO

George Kelley and wife,
Marion Kelley

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

8419 01/05 0101 03CHECK 240.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0532655
IDENTIF. 4 REFERENCE

99 JAN -5 AM 8:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	240.40
CHECK	240.40

01/05/99 01 08:09 0001 8419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407812