THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 10th day of February 1999

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RONNIE KELLEY 212 Berry Street Nashville, Tennessee 37207	SAME	MAP 82-7 PARCEL 251

BOOK 11342 PG. 26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND AND NO/100---------- ($ 18,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, WILLIAM H. CATES AND WIFE, REBA G. CATES AND ANTHONY L. CATES AND WIFE, DEBORAH S. CATES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONNIE KELLEY hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 127 on the Plan of McFerrin Garden of record in Book 21, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William H. Cates and wife, Reba G. Cates, as to a one-half (1/2) undivided interest, and Anthony W. (correct initial being "L") Cates and wife, Deborah S. Cates, as to a one-half (1/2) undivided interest, by deed from Joseph E. O'Malley, Individually and as Executor of the Estate of Julia Marie Connor, deceased, of record in Book 10263, page 606, Register's Office for Davidson County, Tennessee.

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

99 FEB 16 PM 3:36
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0549461

This is improved property known as 212 Berry Street, Nashville, Tennessee 37207

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McFerrin Garden of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of February, 19 99.

WILLIAM H. CATES

REBA G. CATES

ANTHONY L. CATES

DEBORAH S. CATES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Cates, Reba G. Cates, and Anthony L. Cates, the bargainor s, 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 and official seal this 10th day of February, 19 99.

My Commission Expires: 9/29/2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony L. Cates, to me known to be the person who executed the foregoing instrument in behalf of Deborah S. Cates and acknowledged that he executed the same as the free act and deed of Deborah S. Cates.

Witness my hand and seal this 10th day of February, 1999.

My commission expires: 9/29/2001

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02/16/99 01:01 DCHECK 6232 77.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11342 PG. 28

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

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 77.60
CHECK 77.60

02/16/99 01 15:34 0001 6332

054946I

IDENTIF. & REFERENCE

99 FEB 16 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425588