WARRANTY DEED

BOOK 11702 PAGE 574

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 19 99

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/2003
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 25, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie S. Kelley (NAME)	New Owner (NAME)	MAP 83-2
1804 Brook Valley Place (ADDRESS)	(ADDRESS)	PARCEL 159
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William I. Beaty and wife, Dorothy D. Beaty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie S. 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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

06462290

99 OCT 13 PM 3:29
DAVIDSON COUNTY REGISTER

This is improved (X) unimproved ( ) property, known as 307 Chapel Avenue, Nashville, TN 37206 (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 12th day of October, 19 99

William I. Beaty

Dorothy D. Beaty

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William I. Beaty and wife, Dorothy D. Beaty

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 at Nashville, Tennessee, this 12th day of October 19 95.

Commission expires Dec. 9, 2002

Ernest D. Hall
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon _____ oath(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B" on the Plan of the Subdivision of The Weakley Place, as of record in Book 161, page 131, Register's Office for said County, being parts of Lots Nos. 2 and 3 on the Unrecorded subdivision of said Lot No. 12, described according to a survey made by W. B. Southgate, Surveyor, April 24, 1937, as follows:

Beginning on the westerly margin of Chapel Avenue, at a point 119 feet 2 inches south of the southerly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to H. L. Vantrease and wife, by deed from Alethia Beasley and husband of record in Book 1005, page 570, said Register's Office; thence with the westerly margin of said Avenue, southwardly 72 feet 4 inches to the northeast corner of the property conveyed to Mayme M. Dyche by deed from The Myers Y. Cooper Company of record in Book 1217, page 210, said Register's Office; thence with the northerly line of said Dyche property westwardly 200 feet to a post; thence northwardly 45 feet 2 inches to the southwest corner of said Vantrease property; thence with the southerly line of same as follows:

Eastwardly 128 feet 10 inches to the dividing line between said Lots Nos. 2 and 3 on said unrecorded plan at a point 68 feet 3 inches west of the westerly margin of Chapel Avenue, as measured along said dividing line; thence southwardly parallel with Chapel Avenue 7 feet; thence eastwardly 22 feet 6 inches to the dividing line between said Lots Nos. 2 and 3, at a point 45 feet west of the westerly margin of Chapel Avenue as measured along said dividing line, continuing in an easterly direction 42 feet 6 inches in all 65 feet to the beginning.

Being the same property conveyed to William I. Beaty and wife, Dorothy D. Beaty, by deed from Nancy Marie Stewart Waggoner, as to a 3/4 undivided interest and Adrienne Donna Waggoner Rapp, as to a 1/4 undivided interest, of record in Book 8792, page 953, said Register's Office.

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

0646290

IDENTIFICATION REFERENCE

99 OCT 13 PM 3:59

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN

RECORDERS MA
LEGIBILITY OF WRITING, OR
PRINTING IN THIS DOCUMEN
UNSATISFACTORY WHEN P

CHG	200.00
ST TX	223.35
ELEC	0.00
CO TX	223.35
MO TX	22.35
ELEC	0.00
CO TX	22.35
MO TX	223.35
PRFEE	1.00
MISC	10.00
CFEE	2.00
TOTAL	350.35
CHECK	238.35

10/13/99 01 16:02 0001 5539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527378