FILE BOX 57

RE-RECORD Rerecord to correct typo

Davidson County DEEDWARR
Recvd: 01/31/01 16:10 2pgs
Fees:10.00 Taxes:0.00

20010131-0009654

THIS INSTRUMENT PREPARED BY:

Hugh W. Entrekin

TUNE, ENTREKIN & WHITE, P.C.

21st Floor, First American Center

315 Deaderick Street

Nashville, Tennessee 37238

(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $122,489.00.

Shirley T. Kelley
AFFIANT

Subscribed and sworn to before me, this 26th day of July, 2000.

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 9/29/01
My Commission Expires SEPT. 29, 2001

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Shirley T. Kelley 4410 Warner Place Nashville, TN 37205	SAME	Map 92-12 Parcel 478

[redacted]
Instr:200007270074360 Page: 1 OF 2
REC'D FOR REC 07/27/2000 3:53:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $453.21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Shirley T. Kelley, Trustee of the James Palmer Kelley Family Trust, with full power in such Trustee to convey without the necessity of the joinder of any beneficiary, ("Grantor") does hereby bargain, sell, transfer and convey unto Shirley Talbot Kelley ("Grantee") her heirs, representatives and assigns, its 26.16% undivided interest in and to property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Part of Lot No. ~~34~~ 134 in Boyd Home Tract, a plan of which is registered in Book 21, page 39, Register's Office for Davidson County, Tennessee, which part is hereby conveyed is more particularly described as follows:

Beginning at the intersection of the northerly line of West End Avenue with the eastern line of what is now 18th Avenue and thence running easterly with West End Avenue 50 feet; thence at a right angle to West End Avenue northerly 160 feet to an alley; thence westerly with the south line of said alley 50 feet to a 18th Avenue; thence southerly with the easterly line of 18th Avenue 160 feet to the beginning corner.

Being the same property conveyed to James Palmer by deed from the Clerk and Master of the Chancery Court of Davidson County, Tennessee of record in Book 240, page 273, Register's Office for Davidson County Tennessee, the said James Palmer having since died and his interest having passed to his daughter Josephine Palmer Wade by his will of record in Will Book 39, page 358, Probate Clerk's Office for Davidson County, Tennessee. The said Josephine Palmer Wade having since died and her interest having passed to James Palmer Kelley as Trustee by the terms of her will recorded in Will Book 90, page 49, Probate Clerk's Office for Davidson County, Tennessee. The said Will of Josephine Palmer Wade providing that upon the death

of her daughter, Mary Palmer Wade Sperry and her son James Palmer Wade, both of whom have since died, that said property would be conveyed to James Palmer Kelley and Everett Edward Kelley. James Palmer Kelley having since died and Shirley Talbot Kelley having been appointed Executrix of his estate, Case No. 99P-1063, and the interest of said James Palmer Kelley passing partially to his spouse Shirley Talbot Kelley and partially to the James Palmer Kelley Family Trust by the terms of the will of James Palmer Kelley of record in Will Book 228, page 690, Probate Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Talbot Kelley and Everett Edward Kelley as Tenants in Common by Quitclaim Deed from Estate of James Palmer Kelley of record at Instrument Number 200002030011533, Register's Office for Davidson County, Tennessee corrected by instrument of correction of record as Instrument Number 20000027 0074359 Register's Office for Davidson County, Tennessee.

As a result of the subject conveyance, prior conveyance from Everett Edward Kelley to Shirley Talbot Kelley by Warranty Deed of record as Instrument No. 200002090013425 recorded February 9, 2000, and the above referenced Quitclaim Deed and Instrument of Correction, Shirley Talbot Kelley is now owner of 100% of the fee simple title to the subject property.

This is improved property generally known at 1722 West End Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Shirley Talbot Kelley, her heirs, representatives and assigns, forever.

AND Shirley T. Kelley, Trustee, does hereby covenant with the said Shirley Talbot Kelley that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee.

AND Shirley T. Kelley, Trustee does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Shirley Talbot Kelley, her heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 26 day of July, 2000.

Shirley T. Kelley

Shirley T. Kelley, Trustee of the James Palmer Kelley Family Trust

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 Shirley T. Kelley, Trustee, the bargainor , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of July, 2000.

PATTI L. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patti L. Welch

NOTARY PUBLIC

My Commission Expires SEPT. 29, 2001

My commission expires: 9/29/01