WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 6-26-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie L. Burns	SAME	94-1-24
(NAME)	(NAME)	
523 South 12th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, James Thomas Kelley and wife, Sharon L. Kelley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marjorie L. Burns, unmarried, 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:

TRACT NO. 1: BEING LOT NO. 59 ON THE PLAN OF PAYNE, BLAKEMORE, AND CUMMINGS' ADDITION AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 59 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF EASTSIDE, FORMERLY ASHWORTH AVENUE, NOW CLOSED, 161 FEET TO AN ALLEY.

TRACT NO. 2: BEING A PROTION OF THE NORTHERLY 25 FEET OF EASTSIDE AVENUE; SAID PARCEL FRONTS 25 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND EXTENDS BACK WITH THE SOUTHERLY LINE OF LOT NO. 59 ON THE PLAN OF PAYNE, BLAKEMORE, AND CUMMINGS' ADDITION, OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY, A DISTANCE OF 161 FEET. BEING PART OF THE PROPERTY COMPOSING EASTSIDE AVENUE, WHICH BY BILL NO. 62-279, CITY COUNCIL OF THE CITY OF NASHVILLE, TENNESSEE, WAS CLOSED AS SHOWN BY INSTRUMENT OF RECORD IN BOOK 3677, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to James Thomas Kelley and wife, Sharon L. Kelley, by deed of record in Book 11720, Page 213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 523 South 12th Street, 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.

Davidson County DEEDWARR
Recvd: 01/09/06 10:33 2 pgs
Fees:13.00 Taxes:508.75

20060109-0002801

Witness our hands this 3rd day of January, 2006.

James Thomas Kelley

Sharon L. Kelley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

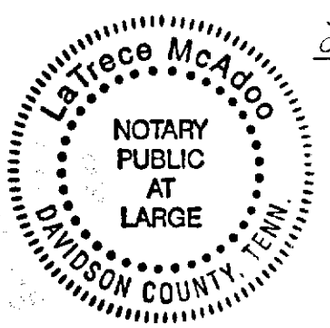
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Thomas Kelley and Sharon L. Kelley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2006.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public



My Commission Expires MAY 28, 2006