13.60

THIS INSTRUMENT WAS PREPARED BY James A. Lovell ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

BOOK 5255 PAGE 79

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances Brown Denson, Trustee	Frances Brown Denson, Trustee	Map 43
(NAME)	(NAME)	
504 Keaton Avenue	P. O. Box 761	Par 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee	Madison, Tennessee 37115	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- *Dollars,*

Cash in hand paid by the said grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, CECIL LESTER KYLE, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto FRANCES BROWN DENSON, TRUSTEE, WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, herein called the grantee, her successors and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land situated in Davidson County, Tennessee, described as follows:

BEGINNING at a point, an iron pipe in the Westerly Margin of Scenic View Drive, now known as Keaton Avenue, near Old Hickory, Tennessee, said point being North 47 degrees 47' West 283 feet from the Southeasterly corner of Tract No. 3 of Leonard L. Clark Plan described according to a survey by S. M. McMurray, November 16, 1948; thence South 51 degrees 31' West 200 feet more or less to a point; thence South 47 degrees 41' East 87.3 feet to a point; thence North 51 degrees 30' East 200 feet more or less to the Westerly margin of Scenic View Drive, now known as Keaton Avenue; thence with the margin of said Drive North 47 degrees 47' West 87.3 feet to the point of beginning. Described according to a survey by N. G. Jenkins, November 17, 1956.

Being the same property conveyed to Cecil Lester Kyle and wife, Ollie Mae Kyle, by deed from Shirley Morrison Holmes, of record in book 5161, page 695, Register's Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00

Subscribed and sworn to before me, this the 16th day of February, 19 78

Affiant Frances B. Denson, Trustee

My commission expires: November 12, 1980 (Affix Seal)

Notary Public

DAVIDSON CO. TENN.

This is improved (unimproved) property, known as 504 Keaton Avenue, Old Hickory, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, her successors and assigns *forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her successors and assigns, *against the lawful claims of all persons.*

Witness my *hand this* 16th *day of* February, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecil Lester Kyle (Cecil Lester Kyle)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cecil Lester Kyle

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 16th *day of* February, *19* 78

Cynthia Dollens *Notary Public*

Commission expires November 12, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

FEB 22 78	CONV	*3,500.00				
FEB 22 78 S'TAX			B*	9.10		
FEB 22 78 PR'FEE			B*	.50		
FEB 22 78	W'DEED		B*	4.00	*	13.60

WARRANTY DEED

FROM
Cecil Lester Kyle
TO
Frances Brown Denson, Trustee

Return to:
FELLER BROWN REALTY & AUCTION CO.
212 Madison St. P. O. Box 761
Madison, Tennessee 37115

E 5 1 4 8 8

IDENTIF. REFERENCE

FEB 22 10 23 AM

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS