13.60

THIS INSTRUMENT WAS PREPARED BY [illegible] ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

Re-record

Deed of Correction BOOK 5295 PAGE 420 BOOK 5255 PAGE 79

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances Brown Denson, Trustee (NAME)	Frances Brown Denson, Trustee (NAME)	Map 43
504 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 761 (STREET ADDRESS)	par 112
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (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 ~~XXXXXX~~ 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 ~~XXXXXXXXXX~~ *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. The said, Ollie Mae Kyle, having since died.

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: Cynthia Nolen

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 ~~XXXXXXX~~ ~~XXXX~~ *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 ~~XXXXXXXXX~~ *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.*

6th June 1978

Cecil Lester Kyle

(Cecil Lester Kyle)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

re-record
BOOK 5295 PAGE 421

BOOK 5255 PAGE 80

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
6th day of June, 1978.

Cynthia Nollner *Notary Public*
Cynthia Nollner

Commission expires November 12, 1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CYNTHIA NOLLNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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	R'FEE		B*	.50		
FEB 22 78	M'DEED		B*	4.00	*	13.60
JUN-7 78	MISC		B*	4.00	*	4.00

WARRANTY DEED

FROM Cecil Lester Kyle

TO Frances Brown Denson, Trustee

Recorded
6 9 6 9 5

IDENTIF. REFERENCE

JUN 7 1 17 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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