This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6211 PAGE 240

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert W. Yafrate Steven R. Yafrate (NAME)	Commerce Union Bank (NAME)	7DA-09460
130 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map 116-3
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 63

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)----------*Dollars,*

Cash in hand paid by Robert W. Yafrate and Steven R. Yafrate and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Layng Martine, Jr. and wife, Linda S. Martine

have this day bargained and sold, and do hereby transfer and convey unto the said Robert W. Yafrate and Steven R. Yafrate *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.*

Land in Davidson County, Tennessee, being the south one-half of Lot No. 11 on the Map of Kenner Manor Lands Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

Said part of said Lot fronts 50 feet on the east side of Kenner Avenue and runs back between lines, 227.5 feet on the south line and 230.75 feet on the north line, to a dead line on which it measures 50.06 feet.

Being the same property conveyed to Layng Martine, Jr. and wife, Linda S. Martine, by deed from Alfred J. Stagg, Jr. and wife, Virginia Stagg, of record in Book 5052, page 853, Register's Office for Davidson County, Tennessee.

H 96583

IDENTIF. REFERENCE

JAN 10 @ 32 AM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,500.00

Subscribed and sworn to before me, this the 6th day of January, 19 84

My commission expires: July 13, 1987 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 130 Kenner Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 6th *day of* January, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Layng Martine, Jr.

Linda S. Martine

Linda S. Martine

5105

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Layng Martine, Jr. and wife, Linda S. Martine

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

Witness my hand and official seal at Nashville, *Tennessee, this* 6th *day of* January, *19*84.

Notary Public

Commission expires July 18, 1987

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 .....

WARRANTY DEED

FROM

Layng Martine, Jr., etux

TO

Robert W. Yafrate, etal

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6211 PAGE 242

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

74500.00- CAMT.
193.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 200.20-
5105A01/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 6 5 8 3

IDENTIF. REFERENCE

JAN 10 9 32 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 5559