THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

B048

BOOK 6795 PAGE 591

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leonard S. Yesh, Jr. 949 Maxwell Avenue Nashville, TN 37206	CityFed Mortgage Company 404 BNA Drive, Suite 201 Nashville, Tennessee 37217	MAP 82-8 PARCEL 332 19W-18955

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Graham Carney and wife, Dean B. Carney hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leonard S. Yesh, Jr., unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the southerly 150 feet, more or less, Lot No. 10 of Block "G" on the plan of Eastwood Addition, of record in Book 332, page 63, Register's Office for said County.

SAID Lot No. 10 fronts 50.0 feet on the northerly margin of Maxwell Avenue and extends back between parallel lines 150.00 feet, more or less, to a dead line.

BEING the same property conveyed to Joseph A. Carney and wife, Harriette Graham Carney by Installment Deed from Charles M. Preston and wife, Lena Preston, of record in Book 684, page 273, said Register's Office. Joseph A. Carney subsequently died. Harriette Graham Carney has since died and by Will in Will Book 139, page 190, Probate Court for said County, subject property was devised to John Graham Carney.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 949 Maxwell Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of February, 1986.

Dean B. Carney
Dean B. Carney

John Graham Carney
John Graham Carney

M.B.D. CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of February, 1986, before me personally appeared John Graham Carney and Dean B. Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 47,500.00.

Leonard S. Yesh, Jr.
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1986.

My Commission Expires: 10-24-88 _____
Notary Public

NOTARY PUBLIC

WARRANTY DEED

from:
John Graham Carney

to:
Leonard S. Yesh, Jr., unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFY REFERENCE

50208

FILED
MAR 4 1 37 PM '86
REGISTER
DAVIDSON COUNTY, TN
FELIX Z. WILKINS II

TN-34480

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

47500.00- CAMT
123.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
9692A03/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80205

IDENTIFICATION REFERENCE

MAR 4 1 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 224102