THIS INSTRUMENT PREPARED BY:
David B. Herbert
Grisle, Kelly, Talbert & Crawford
Third Floor, Noel Place
201 Fourth Avenue North
Nashville, TN 37219-2156

BOOK 6996 PAGE 813

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-7-136	Leon Tyus 5007 Tennessee Avenue Nashville, Tn. 37209	Atlantic Coast Mortgage Company 3976 University Drive Fairfax,VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5007 Tennessee Avenue	LOAN OR ACCOUNT NO. .14536 PROPERTY IS ☐X IMPROVED ☐X UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the reciept of which is hereby acknowledged,

Jr.
Demmon J. Loftis/and wife, Vickie L. Loftis

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leon Tyus and wife, Shirley J. Tyus

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lots Nos. 914 and 916 of Block 142 on the Map of Plat No. 1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for said County.

Said lots adjoin and front together 50 feet on the south side of Tennessee Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Demmon J. Loftis,Jr., by deed from Aline Burns, et al, as of record in Book 4973, page 586, Register' Office for said County.

This conveyance is made subject to all zoning regulations, setback lines, easements for public utilities and rights of way applicable to the property and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of September, 19 86.

Demmon J. Loftis, Jr.

Vickie L. Loftis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named ~~Demmon J. Loftis and wife, Vickie L. Loftis~~ Demmon J. Loftis Jr

the 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, TN~~, Tennessee, this, the ~~29th~~ day of ~~September~~, 19~~86~~

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ 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

$ 36,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Sept 19 86

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

DEMMON J. LOFTIS, JR. AND WIFE

TO

LEON TYUS AND WIFE

48405

IDENTIFICATION REFERENCE

OCT 1 3 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

3690.00- CAMT.
103.50 CSTAX
.50 PRFEE
6.00 MORTD
CHECK 109.50-
9:15A 10/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48405

IDENTIFICATION REFERENCE

OCT 1 3 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301766