Address New Owner:	Send Tax Bills To:	Map/Parcel
Jeff W. Yant	Same	Map 14
6227 Eatons Creek Rd.		Par 12
Shelton, Tn 37670		14D-22550

WARRANTY DEED

BOOK 7149 PAGE 222

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELLIOTT WALLACE, VIRGIE LEE CROLEY, RONNIE WALLACE, VERNON WALLACE, KENNETH WALLACE, DELORES BUTTREY, BRENDA HOOBERRY, LINDA HOLCOMB, PHYLLIS CHAPMAN, WANDA WRIGHT, RANDY WALLACE, BRENT WALLACE, JOHN SCHUBERT, PATSY GEORGE, GARY GEORGE, GENE FERDIE BLACKWELL, MICHAEL MINNIEHAN, BONNIE BURKHART, JOSEPH ORENDORFF, WAYNE ORENDORFF, and KARL ORENDORFF, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JEFF W. YANT, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

6546 Old Clarksville Pike, Nashville, TN:
Land in the 14th, formerly the 24th, Civil District of said County, described according to a survey made by John M. Sullivan, September 27, 1948, as follows:
Beginning at a point in the center of Old Clarksville Pike 147.7 feet west of the southwest corner of a tract of land conveyed to A. J. Williams and wife, Lula Williams, by deed from Clarence Moore of record in Book 1360, page 117, Register's Office for said County; thence with the center of the Old Clarksville Pike, North 75 degrees 51' West 117.7 feet; thence North 25 degrees 51' East 213.8 feet to the southwest corner of a tract of land conveyed to Glenn Short and wife, Mabel Short by deed from Clarence Moore and wife, of record in Book 1585, page 431, said Register's Office; thence with Moore's southern boundary line South 56 degrees 23' East 112 feet; thence South 25 degrees 51' West 159.5 feet to the center line of Old Clarksville Pike, the point of beginning, containing .475 of an acre, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM is the following described real property conveyed to David Sherman Krantz and wife, Patricia Ann Krantz, in Book 4985, page 6, said Register's Office:
A certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit: Beginning at an iron pin in the North edge of the Old Clarksville Road, a corner to Ernest Hill, and continuing as follows: South 75 degrees 51' East 73.04 feet to an iron pin in the edge of said road; thence North 14 degrees 56' East 108.53 feet to an iron pin; thence South 73 degrees 14' East 5.24 feet to a utility pole; thence North 17 degrees 29' East 60.76 feet to an iron pin in the line of Glenn Short; thence with Short's line North 57 degrees 19' West 49.12 feet to a post, a corner to Glenn Short in Hill's line; thence with Hill's line South 25 degrees 24' West 188.16 feet to the beginning, containing 0.24 acres as surveyed by H-K & Associates, dated December 8, 1975.

Being the same property title to which was vested in Mrs. Hattie Keel for and during her natural life and after her death, 1/8th to Elliott Wallace, 1/8th to Benton Wallace, 1/8th to Monroe Wallace, 1/8th to Virgie Lee Croley, 1/8th to Mrs. Annie Minniehan, 1/8th to Geneva Schubert, 1/8th to Robbie Orendorff, and 1/8th to Louella George as devisees under the Will of Mrs. Lillian Elliott in Will Book 115, page 250,

Probate Clerk's Office for Davidson County, Tennessee, the said Lillian Elliott having acquired the entire fee simple interest in the property as surviving tenant by the entirety of her deceased husband, D. R. Elliott, they having acquired title by deed from J. H. Keel and wife, Hattie S. Keel, in Book 1641, page 3, Register's Office for Davidson County, Tennessee.

Floyd Croley, husband of Virgie Lee Croley, Willie Holcomb, husband of Linda Holcomb, Dorothy Wallace, wife of Benton Wallace, Chester Chapman, husband of Phyllis Chapman, Dale Wright, husband of Wanda Wright, Susan Wallace, wife of Randy Wallace, Harold J. Schubert, Sr., husband of Geneva Schubert, Betsy Minniehan, wife, of Michael Minnehan, C. Darrel Burkhart, husband of Bonnie Burkhart, ~~and xxxxxxxxxxxxxxxxxx wife of Wayne Orendorff~~ execute this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to them by virtue of their respective marriages, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

Ronnie Wallace, Vernon Wallace, Kenneth Wallace, Delores Buttrey, Brenda Hooberry, Brent Wallace, John Schubert, Patsy George, Gary George, Joseph Orendorff and Karl Orendorff are unmarried persons.

It is the intention of the Grantors to convey all their interest to the Grantees.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 6546 Old Clarksville Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JEFF W. YANT, his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 1st day of February, 1987.

Elliott Wallace
ELLIOTT WALLACE

Virgie Lee Croley, by Elliott Wallace Attorney-in-Fact
VIRGIE LEE CROLEY, by Elliott Wallace, Attorney-in-Fact

Ronnie Wallace, by Elliott Wallace, Attorney-in-Fact
RONNIE WALLACE, by Elliott Wallace, Attorney-in-Fact

Vernon Wallace, by Elliott Wallace Attorney-in-Fact
VERNON WALLACE, by Elliott Wallace, Attorney-in-Fact

Kenneth Wallace, by Elliott Wallace Attorney-in-Fact
KENNETH WALLACE, by Elliott Wallace, Attorney-in-Fact

Delores Buttrey, by Elliott Wallace, Attorney-in-Fact
DELORES BUTTREY, by Elliott Wallace, Attorney-in-Fact

Brenda Hooberry by Elliott Wallace, Attorney-in-Fact
BRENDA HOOBERRY, by Elliott Wallace, Attorney-in-Fact

Linda Holcomb by Elliott Wallace, Attorney-in-Fact
LINDA HOLCOMB, by Elliott Wallace, Attorney-in-Fact

Brenda Hooberry by Elliott Wallace, Attorney-in-Fact
PHYLLIS CHAPMAN, by Elliott Wallace, Attorney-in-Fact

Wanda Wright by Elliott Wallace, Attorney-in-Fact
WANDA WRIGHT, by Elliott Wallace, Attorney-in-Fact

Phyllis Chapman by Elliott Wallace, Attorney-in-Fact
RANDY WALLACE, by Elliott Wallace, Attorney-in-Fact

Brent Wallace by Elliott Wallace, Attorney-in-Fact
BRENT WALLACE, by Elliott Wallace, Attorney-in-Fact

Randy Wallace by Elliott Wallace, Attorney-in-Fact
JOHN SCHUBERT, by Elliott Wallace, Attorney-in-Fact

Patsy George by Elliott Wallace, Attorney-in-Fact
PATSY GEORGE, by Elliott Wallace, Attorney-in-Fact

John Schubert by Elliott Wallace, attorney-in-fact
GARY GEORGE, by Elliott Wallace, Attorney-in-Fact

Gene Ferdie Blackwell by Elliott Wallace, Attorney-in-Fact
GENE FERDIE BLACKWELL, by Elliott Wallace, Attorney-in-Fact.

Gary George by Elliott Wallace, Attorney-in-Fact
MICHAEL MINNIEHAN, by Elliott Wallace, Attorney-in-Fact

Bonnie Burkhart by Elliott Wallace, Attorney-in-Fact
BONNIE BURKHART, by Elliott Wallace, Attorney-in-Fact

Michael Minniehan by Elliott Wallace, attorney-in-fact
JOSEPH ORENDORFF, by Elliott Wallace, Attorney-in-Fact

Karl Orendorff by Elliott Wallace, Attorney-in-Fact
KARL ORENDORFF, by Elliott Wallace, Attorney-in-Fact

Joseph Orendorff by Elliott Wallace, Attorney-in-Fact
WILLIE HOLCOMB, by Elliott Wallace, Attorney-in-Fact

Ludie C. Wallace by Elliott Wallace, attorney-in-fact
LUDIE C. WALLACE, by Elliott Wallace, Attorney-in-Fact

Willie Holcomb by Elliott Wallace, attorney-in-fact
FLOYD CROLEY, by Elliott Wallace, Attorney-in-Fact

Dorothy Wallace by Elliott Wallace, attorney-in-fact
DOROTHY WALLACE, by Elliott Wallace, Attorney-in-Fact

Floyd Croley by Elliott Wallace, attorney-in-fact
DALE WRIGHT, by Elliott Wallace, Attorney-in-Fact

Chester Chapman by Elliott Wallace, Attorney-in-Fact
CHESTER CHAPMAN, by Elliott Wallace, Attorney-in-Fact

Dale Wright by Elliott Wallace, attorney-in-fact
BETSY MINNIEHAN, by Elliott Wallace, Attorney-in-Fact

Harold J. Schubert by Elliott Wallace, attorney-in-fact
HAROLD J. SCHUBERT, SR. by Elliott Wallace, Attorney-in-Fact

Betsy Minniehan by Elliott Wallace, Attorney-in-Fact
DARRELL BURKHART, by Elliott Wallace, Attorney-in-Fact

Wayne Orendorff by Elliott Wallace, attorney-in-fact
WAYNE ORENDORFF, by Elliott Wallace, Attorney-in-Fact

Darrell Burkhart by Elliott Wallace, attorney-in-fact
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Susan Wallace by Elliott Wallace, attorney-in-fact
SUSAN WALLACE, by Elliott Wallace, Attorney-in-Fact

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Jeff W. Ford
AFFIANT

Sworn to and subscribed before me this 12th day of February, 1987.

Caroline Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elliott Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of February, 1987.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of February, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elliott Wallace to me known to be the person who executed the foregoing instrument on behalf of Virgie Lee Croley, Ronnie Wallace, Vernon Wallace, Kenneth Wallace, Delores Buttrey, Brenda Hooberry, Linda Holcomb, Phyllis Chapman, Wanda Wright, Randy Wallace, Brent Wallace, John Schubert, Patsy George, Gary George, Gene Ferdie Blackwell, Michael Minniehan, Bonnie Burkhart, Joseph Orendorff, Wayne Orendorff, Karl Orendorff, Betsy Minniehan, Harold J. Schubert, Sr., Darrell Burkhart, Willie Holcomb, Floyd Croley, Ludie C. Wallace, Dorothy Wallace, Dale Wright, Chester Chapman, Susan Wallace, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of February, 1987.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

97970

IDENTIFICATION REFERENCE

FEB 27 8 37 AM '87

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

RECEIVED OF _____

FOR _____

BOOK 7149 PAGE 226

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

750[illegible].00-	CAMT.	
21.00	CSTAX	
.50	PRFEE	
12.00	WDCTD	
	CHECK	33.50-
5241402/28/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 7: 9: 7: 0:

IDENTIFICATION REFERENCE

FEB 27 8 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.50503