Warranty Deed

For and in consideration of the advancement of the sum of $ 8,500 (eight thousand five hundred dollars) cash in hand paid, the receitpt of which is hereby acknowledged, we, James Martin Yonts and Daniel P. Metzgar have bargained and sold and by these presents do transfer and convey unto H. Floyd Dennis and wife, Elizabeth T. Dennis, their heirs and assigns forever, a one-half undivided interest in and to the following described property, to-wit:

Improved Land in Davidison County, Tennessee, being lots numbers 145 and 146 on the map of McEwin Place, also known as 418 Avondale Drive,as of record in Book 332, Page 133 Register's office for said county,

Said lots numbers 145 and 146 front together 60 feet on the westerly side of North 18th, formerly Ivins Street, and runs back between parellel lines, with the southerly margin of McEwin Avenue, 128 feet to an alley,

Being the same property conveyed to Evalina Lee Cassety by deed from Theodore A. Cassetty of record in Book 2137, Page 365, said Registers office and then conveyed from Evalina Lee Cassetty to James Martin Yonts and Daniel P. Metzgar by deed dated 15 December 1986 and recorded in deed book ____ page ____.

This is improved property known as 418 Avondale Drive; Nashville, Tennessee, 37206.

To have and to hold said one-half undivided interest in and to said tract of land, together with all improvements theron and all appurtenances thereunto belonging unto the said H. Floyd Dennis and Elizabeth T. Dennis, their heirs and assigns forever.

And we do covenant with the said H. Floyd Dennis and Elizabeth T. Dennis, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or emcumbrance whatsoever .

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title therto against the lawful claims and demands of all persons whomsoever.

In testimony whereof we have hereunto set our

signatures, this the 30th day of January, 1987.

James Martin Yonts

James Martin Yonts

Daniel P. Metzgar

Daniel P. Metzgar

State of Tennessee
County of Davidson

Personally appeared before me, JOHN C FELTS, a Notary Public, in and for the said state and county aforesaid, the within named James Martin Yonts, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, on this the 30th day of January, 1987.

John C Felts
Notary Public

My Commission Expires: My Commission Expires May 13, 1990

State of Tennessee
County of Davidson

Personally appeared before me, JOHN C FELTS, a Notary Public, in and for the said state and county aforesaid, the within named Daniel P. Metzgar, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, on this the 30th day of January, 1987.

John C Felts
Notary Public

My Commission Expires: My Commission Expires May 13, 1990

BOOK 7151 PAGE 204

(This instrument was prepared by H. Floyd Dennis, Attorney, 1502 18th Avenue, South Nashville, Tennessee 37212.

State of Tennessee
County of Davidison

The actual consideration or value (which ever is greater) is $28,250. Floyd Dennis affiant.

Subscribed and sworn before me this the 27th day of Feb 1987

Notary Public W. W. McCann Clerk & Reg

My Commission Expires

Address of new Owner is Floyd Dennis, 1502 18th Ave. So. Nashville, Tennessee 37212

Send tax bill to: Jas. Martin & Sons 418 Arcadia Dr. Nash Tenn

Map-parcel # 83-10-89

98536

IDENTIFIT REFERENCE

FEB 27 4 23 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7151 PAGE 205

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

LOCOC[illegible] CAMT.
75.[illegible] [illegible]TAX
.50 PRF
2.00 [illegible]
CHECK 35.46-
[illegible]0041A0E7-7707 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.5.3.6.

IDENTIFI REFERENCE

FEB 27 4 29 PM '87

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 51092