THIS INSTRUMENT PREPARED: ATTORNEY EDWARD J. GROSS, 1607 Parkway Towers
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin B. Evans, Sr. & Oclene M. Evans (NAME)	SAME (NAME)	11D-51740
311 Farris Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-15-85
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $10.00 *Dollars,*

and other good and valuable consideration.

BOOK 7307 PAGE 357

I, LEROY ROPER, Administrator of the Estate of JAMES ROPER, SR.

have this day bargained and sold, and do hereby transfer and convey unto the said Melvin D. Evans, Sr. & Oclene M. Evans, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 23,24 & 25 of Block "A" on the Map of Rock Hill Subdvision the property of Mrs. Emma W. Dismukes, described according to survey made by Ewell Anderson, Surveyor, in August of 1945 as follows:

Beginning on the easterly margin of Farris Avenue at a point 1000 feet south of the property conveyed to McHale Farris and wife by deed of record in Book 1344, page 138, Register's Office of said county, said point being the corner of lots No. 22 and 23; thence with the line between said two lots, eastwardly 200 feet; thence southwardly 183 feet more or less to the northerly margin of the New Larkin Spring Road; thence with the northerly margin of said road northwestwardly 220 feet more or less to the easterly margin of said Avenue; thence with said avenue northwardly 120 feet more or less to the beginning.

Being the same property conveyed by warranty deed from Samuel J. Chandler, Jr. and wife Ophelia B. Chandler to James H. Roper, Sr. & wife Viola Roper, of record in Book 1785, 467 Register's Office of Davidson County, Tennessee. James H. Roper, Sr. deceased May 8, 1984, Viola Roper deceased November 8, 1981.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 12 day of June 19 86

Affiant: Melvin B. Evans

My commission expires: 9-9-89 (Affix Seal)

Notary Public: Louise Mullen

unimproved ( )
This is improved (X) property, known as 311 Farris Avenue (House Number) (Street) Madison, Tennessee 37115 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 17 *day of* June, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

4967

IDENTIFICATION REFERENCE

Jul 27 1 26 PM '87

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

PUSH

Leroy Roper

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State,* LEROY ROPER, (ADMINISTRATOR OF THE ESTATE OF JAMES ROPER, SR.) *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 12th *day of* JUNE, *19* 86

Eunice Miller *Notary Public*

Commission expires 9-9-89

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

LEROY ROPER, ADMINISTRATOR FOR JAMES H. ROPER, SR.

TO

MELVIN B. & OCLENE M. EVANS, SR.

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 _____

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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

20[illegible] .00-
5[illegible] STAT
.50 PAGE
6.00 MISC
CHEC 30.50-
0438A07/27/97 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49677

IDENTIFICATION REFERENCE

Jul 27 1 26 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108514