Box 12
2108302 66

THIS INSTRUMENT PREPARED BY:

GARY D. COPAS
Attorney at Law
216 Third Avenue North
Nashville, TN 37201

MAP NO. 70-13 PARCEL NO. 105

NEW OWNER: BOOK 7589 PAGE 783
Victor C. Tyler,et al
211 New Brick Church Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Metropolitan Federal
P.O. Box 995
Nashville, TN 37202-9903

MORTGAGEES:
Metropolitan Federal
P.O. Box 995
Nashville, TN 37202

Forest E. Jennings
1359 New York Avenue
Huntington Station, NY
11746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, **FOREST E. JENNINGS** and wife, **KAREN J. JENNINGS**, have this day bargained and sold, and by these presents do hereby transfer and convey to **VICTOR C.TYLER** and wife, **ELFREDA B. TYLER**, and **JOHN L. TYLER**, their heirs and assigns, the following tract or parcel of land, situated and lying in Davidson County, Tennessee described to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Cliff Drive at a point 1405 feet north of the center of Bridge Avenue or Hydes Ferry Pike, said point being the southwest corner of the property conveyed to Fred K. Jones and wife, by deed from Tom Resha and wife, of record in Book 1316, page 358, Register's Office for said County; thence with Jones' southerly line southeastwardly 275 feet, more or less, to low water mark of Cumberland River; thence with said River, southwestwardly 110 feet, more or less, to the northeast corner of property conveyed to Zeke Collison and wife, by deed from A. J. Harris and wife, of record in Book 1045, page 263, said Register's Office; thence with Collison's northerly line, northwestwardly 275 feet, more or less, to a point in the southeasterly margin of Cliff Drive; thence with same, northeastwardly 110 feet, more or less, to the point of beginning.

BEING the same property conveyed to Forest E. Jennings by deed from Joe D. Pyles and wife, Janie Marie Pyles, of record in Book 5239, Page 616, in the Register's Office of Davidson County, Tennessee.

SUBJECT to easement for television cable of record in Book 5567, Page 701, in said Register's Office.

SUBJECT to perpetual easement and right to flood premises as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River granted the United States of America by Deed of Flowage Easement from Tom

Resha and wife, Louise Jones Resha, of record in Book 2145, Page 437, in said Register's Office.

GRANTORS further transfer and convey to the GRANTEES three (3) ranges and two (2) refrigerators, situated on the premises, which shall remain with the above described property.

This is improved property known as 2126 Cliff Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land together with all buildings and improvements thereon or hereafter erected thereon and all rights, appurtenances, estate, title and interest thereto belonging to the said Victor C. Tyler and wife, Elfreda B. Tyler, and John C. Tyler, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of said land in fee simple; that we have a good and lawful right to convey it; and that the same is unencumbered, unless otherwise herein set out; and we do further COVENANT and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said Victor C. Tyler and wife, Elfreda B. Tyler, and John C. Tyler, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, Karen J. Jennings, do join in this conveyance to hereby alienate and waive any and all homestead, marital and/or other rights which I hold, or may hold, in said land.

IN WITNESS WHEREOF, we, the said Forest E. Jennings and Karen J. Jennings, hereunto set our hands at Nashville, Tennessee on this the 1st day of July, 1988.

Forest E. Jennings
FORREST E. JENNINGS

Karen J. Jennings
KAREN J. JENNINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personnally appeared before me, GARY D. COPAS, a Notary Public in and for said County and State, the within named Forest E. Jennings and Karen J. Jennings, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 11-30-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $60,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 11-30-88

NOTE TO REGISTER:

After recording, please return to: Gary D. Copas, Attorney
216 Third Avenue, North
Nashville, TN 37201

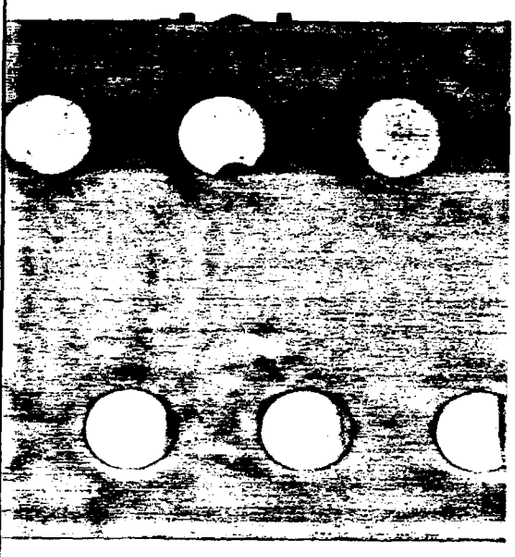
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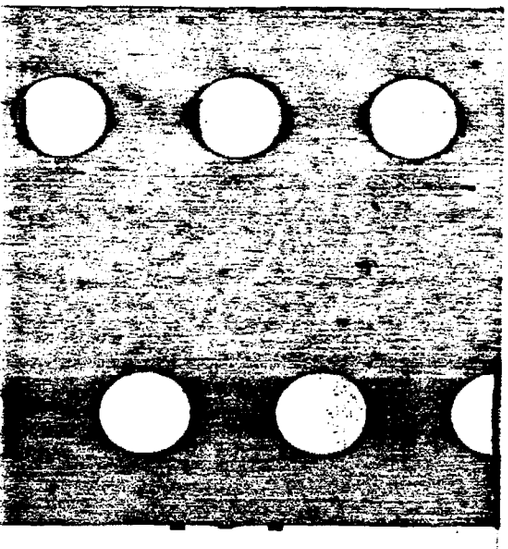
IDENTIFICATION REFERENCE

JUL 1 3 18 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3146 07/01 0101 03CHECK 207.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7589 PAGE 786

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 60000.00
				CON TX 198.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 207.50
				CHECK 207.50
07/01/88	01			15:19 0001 3146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45887

IDENTIFICATION REFERENCE

JUL 1 3 18 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109023