FILE BOX 3

BOOK 7807 PAGE 615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Larry J. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: 11-25-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry J. Evans (NAME)	Guaranty Trust Company (NAME)	MAP 119-6
53 Peachtree Street (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 154
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	6DA-14983

FOR AND CONSIDERATION OF THE SUM 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, WE, Frances J. Duke Longyear and husband, David B. Longyear (formerly Frances J. Duke) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry J. Evans and wife, Teresa G. Evans

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being Lot No. 69 on the Plan of Sterling Heights, Section Three of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frances J. Duke by deed from Buford D. Waggoner and wife, Evelyn L. Waggoner of record in Book 5310, page 334, Register's Office for Davidson County, Tennessee. The said Frances J. Duke being one and the same as Frances J. Duke Longyear.

This conveyance is subject to any and all existings easements and restrictions of record.

David B. Longyear, husband of Frances J. Duke Longyear, joins in this conveyance to convey any and all interest he may have in said property including but not limited to his marital interest.

RECEIVED FOR RECORD
APR 4 8 38 AM '89
TENNESSEE REGISTER

21524

unimproved ( )
This is improved (X) property, known as 53 Peachtree Street, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 31st day of March, 19 89

Frances J Duke Longyear
Frances J. Duke Longyear

David B. Longyear
David B. Longyear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances J. Duke Longyear and husband, David B. Longyear

the bargainor s, 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 31st day of March 19 89

Commission expires 4-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Frances J. Duke Longyear and husband, David B. Longyear

TO

Larry J. Evans and wife, Teresa G. Evans

RETURN TO:

CUMBERLAND TITLE COMPANY

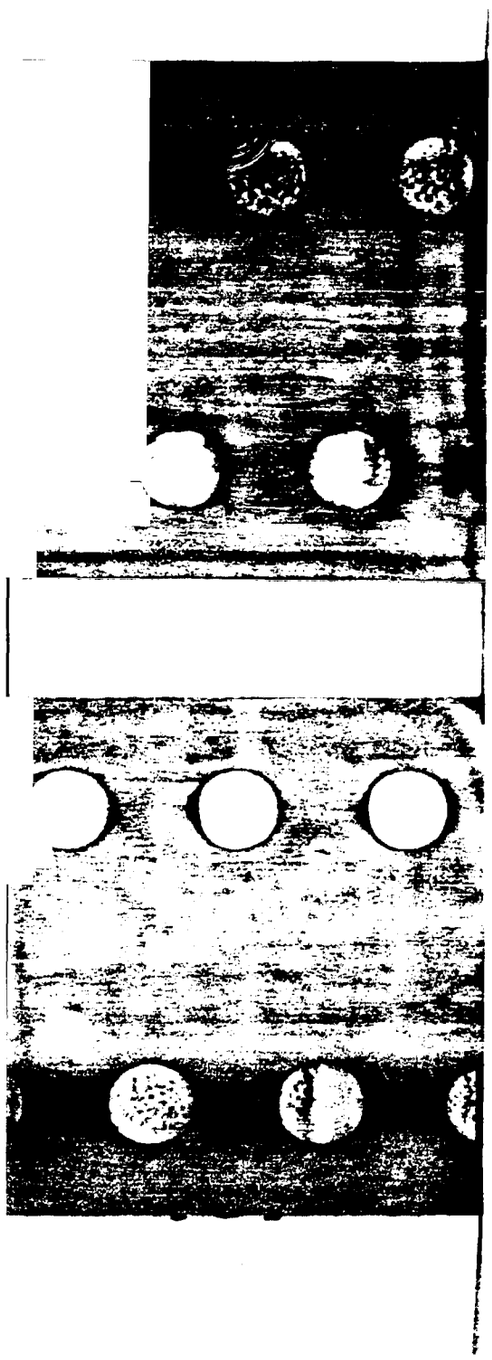
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214

☐ 111 W. College Street Murfreesboro, Tennessee 37130

☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

1761 4/0 [illegible]



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 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 65000.00
CON TX 214.50
PRFEE 0.50
WDEED 6.00
TOTAL 221.00
CHECK 221.00
04/04/89 01 08:38 0001 1761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21524

IDENTIFICATION REFERENCE

APR 4 8 38 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186209