PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

1850 04/17 0101 03CHECK 102.40

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Fred Yazdean and Harry Friedman d/b/a Y&F Enterprises	(same)	Map No. 119-05 Parcel No. 145

FOR AND IN CONSIDERATION of the sum of $28,000, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Francis Dennis Knox, Jenny Dennis Tyree, Michael Lee Dennis, and Dorothy Ann Vaughan, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Fred Yazdean and Harry Friedman, d/b/a, Y&F Enterprises, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED DESCRIPTION)

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 hands this the 13th day of April, 1990.

Grantors:

Frances Dennis Knox

Jenny Dennis Tyree

Michael Lee Dennis

19409

IDENTIF. REFERENCE

APR 17 10 49 AM '90

DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Francis Dennis Knox, Jenny Dennis Tyree, and Michael Lee Dennis, the within named bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 13th day of April, 1990.

Notary Public

My Commission Expires: 7/18/92

GRANTOR:

/ Dorothy Ann Vaughan
Dorothy Ann Vaughan

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dorothy Ann Vaughan, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 2 day of April, 1990.

Notary Public

My Commission Expires: 2-21-94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $28,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 13th day of April, 1990.

Notary Public

My Commission Expires: 7/18/92

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 498 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, said Register's Office.

Said Lot fronts 50 feet on the easterly side of Grandview (formerly Caldwell) Avenue and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to L.L. Dennis by deed from J.M. Clark and wife Purris Clark of record in Book 541, page 181, said Register's Office, the said L.L. Dennis having died.

Being the same property conveyed to L.L. Dennis by deed of record in Book 541, Page 181, said Register's Office. Said L.L. Dennis having since died on October 11, 1951 surving him his wife, Lillian O. Dennis who died on November 29, 1955 and his children Frances Dennis Knox, Jenny Dennis Tyree, Millard Lee Dennis, Alline Dennis, and Herman Clark Dennis; the said Millard Lee Dennis having died intestate and without issue or spouse on April 7, 1980 and Alline Dennis having died intestate and without issue or spouse on August 10, 1984; and Herman Clark Dennis having died on June 1, 1983 leaving surving his widow, Irene Smith Dennis and his children, Michael Lee Dennis and Dorothy Ann Vaughan; the said Emily Irene Dennis having died on September 19, 1988 and by Will in record in Will Book 164, Page 582, Probate Court for Davidson County, Tennesssee, conveying her interest in the subject property to her children, Michale Lee Dennis and Dorothy Ann Vaughan.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 677

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	28000.00
			CON TX	92.40
			PRFEE	1.00
			WDEED	9.00
			TOTAL	102.40
			CHECK	102.40
04/17/90	01		10:49 0001	1850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19409

IDENTIF. REFERENCE

APR 17 10 49 AM '90

DAVIDSON COUNTY TN.

No. 310953