23034

IDENTIF. ↑ REFERENCE

BOOK 9564 PG 636

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24
95 JAN -5 AM 10: 34
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Gwen Adams and Thomas H. Yeargan
607 Fatherland Street
Nashville, Tn 37206

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 93-04
PARCEL 33 & 34
18W-07135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gwen Adams and Thomas H. Yeargan, both married, as tenants in common, 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 Lots Nos. 210, 211 and 212, on the Plan of Williams Addition to Edgefield, of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Harold Reeves, Trustee, by deed from Amelia N. Little of record in Book 9524, Page 549, and as re-recorded in Book 9527, Page 803, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Codes Letter from Metropolitan Government for Nashville/Davidson County, of record in Book 9253, Page 298, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to all Codes Violations and any and all easements of record.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 710 Shelby Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gwen Adams and Thomas H. Yeargan, both married, their heirs and assigns, forever; and I, Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of January, 1995.

Harold Reeves Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee with full power to mortgage, sell and convey without the joinder of any beneficiary of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of January, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 34,000.00.

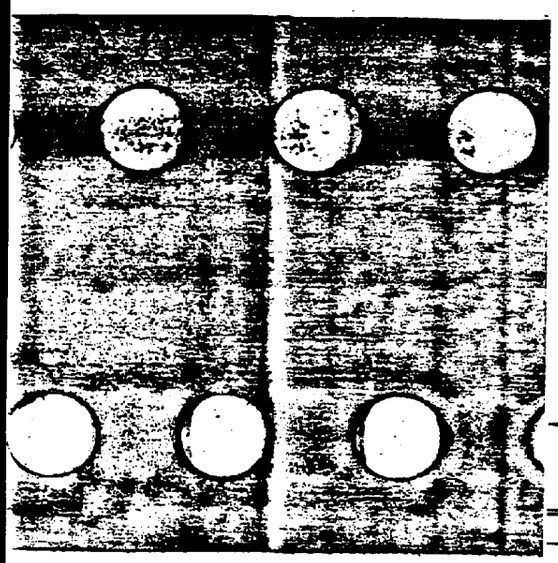
AFFIANT

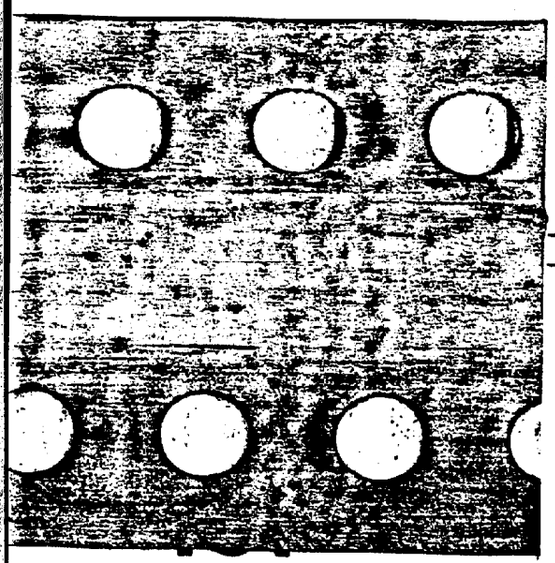
Subscribed and sworn to before me this 4th day of January, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

9427 01/05 0101 03CHECK 134-80





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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 638

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

CAMT 34000.00
CON TX 125.80
PRFEE 1.00
MDEED 8.00
TOTAL 134.80
CHECK 134.80

01/05/95 01 10:34 0001 9427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23034
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 10: 34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869297