26B

BOOK 9706 PG 86

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Roger D. Yates 3800 Elkins Avenue Nashville, TN 37209	NationsBanc Mortgage Corporation 2059 Northlake Prkwy. Tucker, GA 30084	Map 092-130 Parcels 123.00

This instrument prepared by: Robert J. Notestine, III, Attorney
104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Eddie L. Porter and wife, Lucy B. Porter (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Roger D. Yates, unmarried (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 of Block 19 on the Plan of Charlotte Park's Second Addition to Nashville, as of record in Book 57, page 160 & 161, Register's Office for said county.

Said Lot No. 1 frons 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines with the westerly margin on 38th Avenue North, formerly "A" Street, 150 feet to an alley.

Being the same property conveyed to Eddie L. Porter and Lucy B. Porter Warranty Deed from Secretary of Housing and Urban Development of record in Book 8846, page 669, said Register's Office for Davidson County, Tennessee.

"The description is the same as was used in the last deed of record."

This property is commonly known as 3800 Elkins Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $52,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 1995.

Notary Public

My Commission Expires Jan 24, 1998

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of June, 1995.

Eddie L. Porter

Lucy B. Porter

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie L. Porter and wife, Lucy B. Porter, 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 15th day of June, 1995.

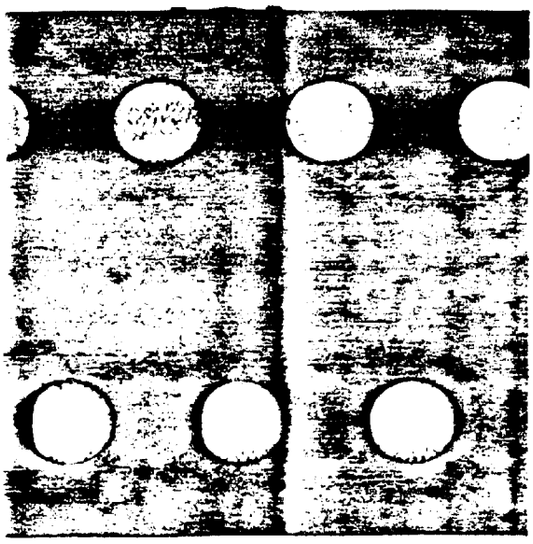
Notary Public

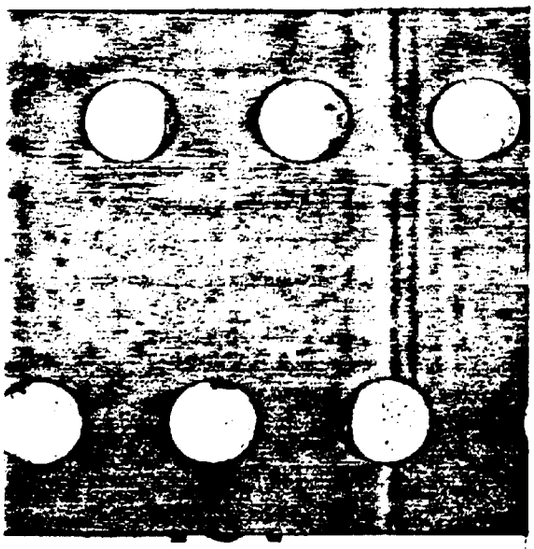
My Commission Expires: Jan 24, 1999

0071427
IDENTIF. & REFERENCE

95 JUN 19 PM 2:51
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2756 06/19 0101 03CHECK 201.40





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

RECEIVED OF _____

FOR _____

BOOK 9706 PG 88

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

06/19/95 01 14:52 0001 2756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00071427
IDENTIF. ↑ REFERENCE

95 JUN 19 PM 2:52
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No.921979