0132345

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 DEC 15 AM 11:05

DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37215
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marc P. Dennis Kennon K. Dennis 323 Harvard Avenue Nashville, TN 37205	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275

TAX MAP-PARCEL NUMBERS: 104-5-149 02W 580

BOOK 9889 PG 507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adele B. Tyler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marc P. Dennis and spouse, Kennon K. Dennis,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, and being part of Lot No. 377 on the plan of Richland Realty Company's Division "C", as of record at Book 421, page 31, said Register's Office, and described as follows:

BEGINNING on the westerly margin of Harvard Avenue, at a point 50 feet northerly from the corner of lots numbers 377 and 381; thence, with the northerly line of Flanary's part of said lot, westerly 92 1/2 feet to a point 70 feet northerly from the corner of lots numbers 377 and 381; thence, northerly 55 feet; thence, easterly 80 feet, more or less, to a point on the westerly margin of said Avenue, 55 feet northerly from the beginning point; thence, with the westerly margin of said Avenue, southerly 55 feet to the point of beginning.

BEING the same property conveyed to Adele B. Tyler by deed from The Estate of Irene S. Philbin, Sara Lusty Grossholz and Stuart M. Lusty Co-Executors and Sole Devisees, of record in Book 9670, page 739, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Daniel E. Tyler joins in this transaction for the sole purpose of conveying any marital interest he may have in the subject property.

This is improved property, known as: 323 Harvard Avenue, Nashville, TN 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of December, 1995.

Adele B. Tyler

Daniel E. Tyler

BOOK 9889 PG 508

State of Tennessee
County of Davidson

On this 11th day of December, 1995, before me the undersigned authority, personally appeared **Adele B. Tyler and Daniel E. Tyler**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 135000.00

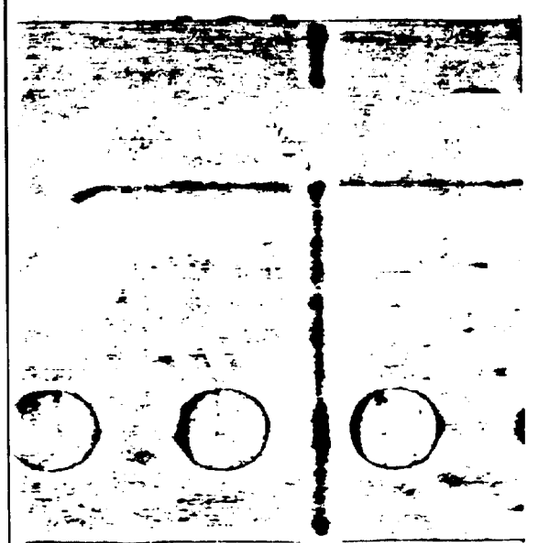
Affiant

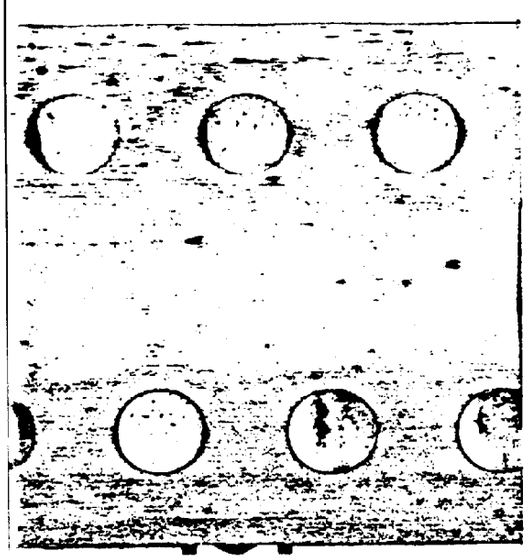
Sworn and subscribed before me on the 11th day of December, 1995.

Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

3620 12/15 0101 03CHECK 508.50





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

RECEIVED OF _____

FOR _____

BOOK 9889 PG 509

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	508.50
			CHECK	508.50
12/15/95	01		11:06 0001	8620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132345
IDENTIF. REFERENCE

95 DEC 15 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 987068