# WARRANTY DEED

BOOK 10539 PG 162

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

James R Dennis Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 97

Kenneth Montgomery
Notary Public

MY COMMISSION EXPIRES: 11-27-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ELVA F. DENNIS | | MAP 70-7 |
| (NAME) | (NAME) | |
| 919 Youngs Lane | | PARCEL 084.02 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | 13DA-10840 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, KATHRYN WYNNE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELVA F. DENNIS AND HUSBAND, JAMES R. DENNIS

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:

LAND in the 12th Civil District of Davidson County, Tennessee, and being a part of Lot No. 43 on the Map of part of Free Silver Plan as of record in Book 332, page 46, of the Register's Office of Davidson County, Tennessee, according to a survey made by Geo. W. Watkins, Surveyor, January 28, 1959.

Beginning at a point on the northerly side of Youngs Lane 148 feet westerly from the west margin of Roy Street and said point is on the westerly line of the rear estate conveyed to Gus L. Church and wife, by Tom Resha and wife, deed of record in Book 3374, page 96, said Register's Office; thence northerly with said westerly line 250 feet to a point; thence westerly 80 feet to a point; thence southerly 250 feet to the north margin of said Youngs Lane; thence with the same easterly 80 feet to the point of beginning House No. being 919 Youngs Lane, Nashville, Tennessee, and there is a well of water just westerly of said house and the grantees or any subsequent owners of the property agree to share the water from said well and the upkeep with the owners of an other house just west of 919 said Youngs Lane.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved ( X ) property, known as 919 Youngs Lane, Nashville, TN 37207
(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 my hand this 22nd day of July 19 97

Kathryn J. Wynne
KATHRYN WYNNE

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 KATHRYN WYNNE, UNMARRIED

the bargainor _____, 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. Witness my hand and official seal at NASHVILLE, Tennessee, this 22nd day of July 19 97.

Commission expires May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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

CONTINUATION OF LEGAL DESCRITPION

BEING the same property conveyed to Frank Y. Wynne and wife, Kathryn Wynne, by Deed from Robert Green, Unmarried, of record in Book 5141, Page 571, Register's Office for Davidson County, Tennessee. The said Frank Y. Wynne having since died and the property is vested in Kathryn Wynne as the surviving tenant by the entirety.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to perform any required connection of the property to a public sewer pursuant to Metropolitan Code 15.40.050 or other law or ordinance applicable to the property, as detailed or described in a letter issued by the Metropolitan Health Department dated July 21, 1997 related to Property Map 70-7, Parcel 84.2.



MAIL ENV.

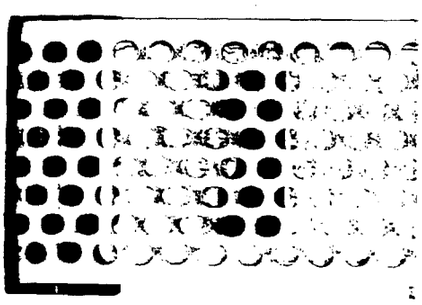
7238 07/22/97 001 00012211 $15.50

DAVIDSON COUNTY TN

97 JUL 22 PM 1:

012211

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



RECEIVED OF _____

FOR _____

BOOK 10539 PG 164

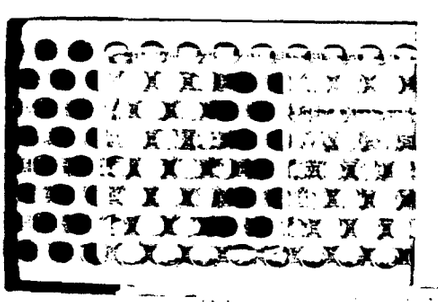
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CERT 60.00
DEED TX 240.00
PRFEE 1.00
MTGEED 2.00
TOTAL 253.20
CHECK 253.20

07/23/97 01 10:17 0010 [illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



032924

97 JUL 23 AM 10:17

**No.1177418**