97070009

BOOK 10552 PG 985

28-1

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis III, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER(S)
Leon Tyus and wife,
Sonya Tyus
823 Marina Street
Nashville TN 37216

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBER:
82-8/64.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Robert L. Stout, and wife, Yvonne Stout have this day bargained and sold, and do hereby transfer and convey unto the said Leon Tyus and wife, Sonya Tyus the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 and the easterly ten feet of Lot No. 73 on Map of Bransford Realty company's Subdivision of the McWhirter Tract & Love-McFerrin Tract of record in Book 421 at page 52, in the Register's Office of Davidson County, Tennessee, the said Lot No. 74 and part of Lot No. 73 adjoining and fronting and fronting together fifty feet on the northerly side of Marina Street and extending back between parallel lines along the westerly margin of an alley 150 feet to another 12' alley in the rear.

Being the same property conveyed to Robert L. Stout by deed from RSK, a partnership consisting of Kathryn B. Finley and Robert L. Stout of record in Book 8027, page 739, Register's Office for Davidson County, Tennessee. Yvonne Stout joins in this conveyance to transfer any and all rights she may have in the described property, marital or otherwise.

This description is the same as the prior deed.

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STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 31st day of July, 1997.

The actual consideration or value whichever is greater, for this transfer is $70,500.00.

Affiant

Notary Public

Affix Seal

NOTARY PUBLIC AT LARGE

My Commission Expires: May 28, 2000

This is unimproved ( ) property known as 823 Marina Street Nashville, TN. 37216
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.

Taxes for the current year, which are prorated and assumed by the Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of July, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L. Stout

Yvonne Stout

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9707-9

97070009

BOOK 10552 PG 966

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Robert L. Stout, and wife, Yvonne Stout , 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 Davidson County, Tennessee, this 31st day of July, 1997.

Notary Public

My Commission expires: 3-21-98

MARGARET R. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

n333001

IDENTIFICATION REFERENCE

97 AUG -1 PM 2:17

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10552 PG 967

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 70500.00
CON TX 260.85
PRFEE 1.00
WDEED 8.00
TOTAL 269.85

CHECK 269.85
08/01/97 01 14:16 0001 1945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333001
IDENTIF. REFERENCE

97 AUG -1 PM 2:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181571