Prepared By

BOOK 11109 PAGE 870

After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LEROY GOINS, JR.,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **CAROLYN TYLER** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

LQ

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 31 **day of** August, **19**98.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 SEP 14 AM 9:03
IDENTIFICATION REFERENCE
0487107

Leroy Goins Jr.
LEROY GOINS, JR.

9987 09/14 0101 03CHECK 274.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Grant B Stockton, a Notary Public within and for said County and State, personally appeared **LEROY GOINS, JR.**, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the within named bargainor(s), and that he/she as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained .

Witness my hand and official seal this 31 **day of** August, **1998.**

Grant B. Stockton
Notary Public
My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lola A Scanlon
Affiant

Subscribed and sworn to before me this 9 **day of** August, **1998.**

Grant B Stockton
Notary Public

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm Expires 5-28-2000

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: 71-15-0-341.00

ADDRESS NEW OWNER:

CAROLYN TYLER
525 JUDD AVE.
NASHVILLE, TN 37218

SEND TAX BILLS TO:

SAME

Property Address: 1129 North 2nd Ave.
Nashville, Tennessee 37208

Exhibit A

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

Land in Davidson County. Tennessee, , being the West 129 feet of Lot No. 70 on the map of the Benedict Land Company's Subdivision of the Lindsey Tract, of record in Book 332, page 40 Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 56.5 feet, more or less, on the easterly side of North Second Street and runs back between parallel lines along the South margin of Richardson Street, 129 feet to a dead line.

Being the same property conveyed to Leroy Goins Jr. by Warranty Deed from The Louise Elliott Revocable Living Trust dated May 22, 1998, and recorded May 29, 1998 in Book 9637, page 390, and Book 10950, page 001, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

09/14/98 01 09:05 0001 9987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0487107
IDENTIF. ↑ REFERENCE

98 SEP 14 AM 9:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345384