BOOK 11173 PAGE 868

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Roger D. Yates	[New Owner	[
[3800 Elkins Avenue	[	[Map 092-13-0
[Nashville, TN 37209	[	[Parcels 124.00
[	[	[
[	[	[

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-10-9028 [

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, I. Lois H. Kavich, a widow (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Roger D. Yates (The "Grantee"), his heirs 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. 2 of block No. 19 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly side of Elkins, formerly Second Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Edward L. Kavich, Jr. and wife, Lois C. Kavich by Warranty Deed from Vera Miller and husband, Arthur K. Miller of record in Book 1467, page 74, Register's Office for Davidson County, Tennessee. Lois H. Kavich and Lois C. Kavich are one and the same person. Edward L. Kavich, Jr has since died and upon his death, title was vested in Lois H. Kavich as the sole surviving tenant by the entirety.

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

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record as followed:

1. Plat contained of record in Book 57, page 160-161, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3802 Elkins Avenue, Nashville, TN 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $12,000.00.
[
[_____
[Affiant
[Subscribed and sworn to before me this
[27th day of October, 1998.
[_____
[Notary Public
[My Commission Expires: 11-24-2001

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, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of October, 1998.

Lois H. Kavich
Lois H. Kavich

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 **Lois H. Kavich**, the bargainors, 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 27th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0504909
IDENTIF. + REFERENCE

98 OCT 28 PM 1:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8868 10/28 0101 03CHECK 55.40

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 55.40
CHECK 55.40

10/28/98 01 13:53 0001 8868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504909
IDENTIF. # REFERENCE

98 OCT 28 PM 1:53

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364043