BOX 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00**

Kim M. Franks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2000.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **OCTOBER 25, 2003.**

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Instr:200001060001832 Page: 1 OF 2
REC'D FOR REC 01/06/2000 10:31:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIM M. FRANKS , ET AL	**SAME**	**094-02-0-034.00**
(NAME) **1613 ELECTRIC AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, JOHN R. YATES, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIM M. FRANKS AND LILLIAN WANNER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Davidson County, Tennessee, being Lot No. 71 on the Map of Shelby Village No. Three, as of record in Book 2083, page 6, Register's Office for said County.

Said Lot No. 71 fronts 52 feet on the north side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John R. Yates by deed from Katherine O. Gregory, unmarried, of record in Book 10007, page 182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Donna Jonell Yates joins in this conveyance to convey all right, title and interest she may have in said property by virtue of her marriage to John R. Yates.

Unimproved ( )
This is improved(X) property, known as **1613 ELECTRIC AVENUE , NASHVILLE, TN 37206**
(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 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 our hands this 5th day of **JANUARY, 2000.**

JOHN R. YATES

DONNA JONELL YATES

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 **John R. Yates and Donna Jonell Yates,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **NASHVILLE** , Tennessee this 5th day of **January, 2000.**

Commission expires: **OCTOBER 25, 2003.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public