THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

Instr:200002070012236 Page: 1 OF 3
REC'D FOR REC 02/07/2000 10:19:17AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $654.53

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Tove K. Gunnarson and Waddell H. Wright	(NAME) Same	(Field Book No.)
(STREET ADDRESS OR ROUTE NUMBER) 130 Kenner Avenue	(STREET ADDRESS)	(Map) 116-3
(CITY) (STATE) (ZIP) Nashville, TN 37205	(CITY) (STATE) (ZIP)	(PARCEL) 63

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 consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Robert W. Yafrate and wife, Joan B. Yafrate

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Tove K. Gunnarson and Waddell H. Wright, joint tenants with the right of survivorship,

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Attached Legal Description

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this the 21ST day of January 2000.

My commission expires: 20010127 3/23/02

MARILYN M. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $ 176,900.00

Waddell H. Wright
AFFIANT-

Notary Public

NOTARY PUBLIC

(Affix Seal)

This is unimproved ( ) property, known as 130 Kenner Avenue, Nashville, Tennessee 37203
improved (x)
(House Number) (Street) (P.O. Address) (City of Town)

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 is unencumbered, except for those encumbrances set forth hereinafter.

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 hand this 21ST day of January, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

Robert W. Yafrate

Joan B. Yafrate

STATE OF Tennessee

COUNTY OF Williamson

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ _____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

_____

My Commission Expires: January 27, 2001

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ Robert W. Yafrate and wife, Joan B. Yafrate _____, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in Nash. Jr., this 21ST day of January, 2000.

NOTARY PUBLIC AT LARGE

_____

My Commission Expires: January 27, 2001

ENCUMBRANCES:

Land in Davidson County, Tennessee, being the south one-half of Lot No. 11 on the Map of Kenner Manor Lands Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.
Said part of said Lot fronts 50 feet on the east side of Kenner Avenue and runs back between lines 227.5 feet on the south line and 230.75 feet on the north line, to a dead line on which it measures 50.06 feet.

Being the same property conveyed to Robert W. Yafrate and wife, Joan B. Yafrate by Quit-claim deed from Steven R. Yafrate, unmarried as of record in Book 9234, page 450, said Register's Office, also being the same property conveyed to Robert W. Yafrate and Steven R. Yafrate by deed from Layng Martine Jr. and wife, Linda S. Martine of record in Book 6211, Page 240, Register's Office for Davidson County, Tennessee.