Instr:200005310053794 Page: 1 OF 2
REC'D FOR REC 05/31/2000 9:33:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $77.70

26B

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Roger D. Yates	New Owner	26B
3800 Elkins Avenue		MAP:092-13-0
Nashville, TN 37209	Same	
		PARCEL: 125.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-05-10086]

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, Georgia E. Hyde**, unmarried, (The "Grantor") has 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

Land in Davidson County, Tennessee, being Lot No. 3 of Block 19 on the Plan of Charlotte Park Company's Second Addition to Nashville, as of record in book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the northerly side of Elkins Avenue, formerly 2nd Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert Hyde and wife, Georgia E. Hyde, by Warranty Deed from Jay Lester Minnick and wife, Francis Elizabeth Minnick of record in Book 4214, page 607 Register's Office for Davidson County, Tennessee.

The said Albert Hyde has since died on June 16, 1992 and upon his death, title was vested in his wife, Georgia E. Hyde as the sole surviving tenant by the entirety.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.**

This is improved property known as 3804 Elkins Avenue, Nashville Tennessee 37209.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $21,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[25th day of May 2000.]
[ ]
[Notary Public]
[My Commission Expires: 1-25-2003]

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, his 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; have 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 25th day of May, 2000.

Georgia E Hyde
Georgia E. Hyde

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **25th** day of **May** , 2000 , before me personally appeared **Georgia E. Hyde,** to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2000.

Notary Public

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN