ADDRESS NEW OWNERS and
SEND TAX BILLS:
TERRY W. AVRIL and wife
PATRICIA T. AVRIL
P O B. X 1545
Madison TN 37116

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
52 - 1 - 232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **EDGAR A. SOAPES and BECKY H. SOAPES,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **TERRY W. AVRIL and wife PATRICIA T. AVRIL,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 20 and the Westerly one-half of Lot No. 21 on the Plan of Madison Subdivision, Block "A", of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Edgar A. & Becky H. Soapes from Nevin H. &Myrtianne P. Downs, by deed recorded May 19, 1989 in Book 7844, Page 769, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 700 Oakdell Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140093166 DEEDWARR
Recvd: 12/12/14 13:59 2 pgs
Fees:13.00 Taxes:506.90
20141212-0114009

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 10 day of December, 2014.

Edgar A Soapes
EDGAR A. SOAPES

Becky H. Soapes
BECKY H. SOAPES

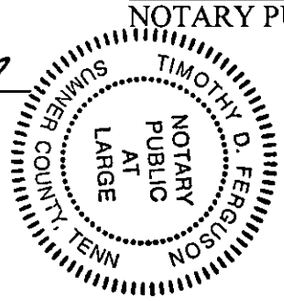
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, EDGAR A. SOAPES and BECKY H. SOAPES, the within named 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 at office this 10 day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17



STATE OF TENNESSEE
COUNTY OF SUMNER

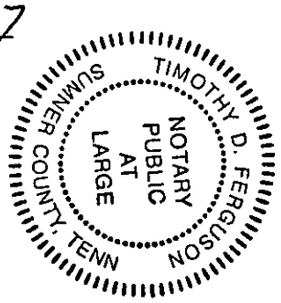
The actual consideration or value, whichever is greater for this transfer is $137,000.00.

AFFIANT

Subscribed to and sworn before me, this the 10 day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17



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