WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ ($10.00)

Ten and No/100 - DOLLARS cash in hand paid by Frank Hubert Yates and wife, Mattie Cooper Yates, Frank Hubert Yates, Jr. and wife, Claudine McWhorter Yates, the receipt of which is hereby acknowledged and other good and valuable considerstions including the assumption and agreement to pay the unpaid balance of two loans evidenced by a Deed of Trust executed by R. L. Gorham and wife, Louise Gorham, to Louis Leftwich, Jr., Trustee, of record in Book 1455, page 425, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association of Nashville the payment of note, dated January 8, 1947, for $7000.00 with interest at the rate of 5% per annum, said principal and interest shall be payable $75.00 monthly to be applied first to interest and the remainder to principal, the second loan evidenced by another deed of Trust executed by R. L. Gorham and wife to Louis Leftwich, Jr., Trustee, of record in book 1476, page 57, Register's Office for Davidson County, Tennessee, to sucure to Fidelity Federal Savings & Loan Association of Nashville the payment of a note, dated April 2, 1947, for $2000.00 with interest at the rate of 5% per annum, said principal and interest shall be payable $28.30 monthly, to be applied first to interest and the remainder to principal.

We, R. L. Gorham and wife, Louise Gorham

have bargained and sold, and by these presents do transfer and convey unto the said Frank Hubert Yates and wife, Mattie Cooper Yates and Frank Hubert Yates, Jr. and wife Claudine McWhorter Yates, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 71 of Block "C" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 71 fronts 70 feet on the westerly side of Sunnymeade Avenue and runs back 253.7 feet on the northerly line and 202.5 feet on the southerly line to the easterly line of lot No. 68, measuring 59.65 feet thereon.

Being the same property conveyed to R. L. Gorham and wife, Louise Gorham, by deed from J. R. Coersey and wife, of record in book 1339, page 305, said Registet's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank Hubert Yates and wife, Mattie Cooper Yates & Frank Hubert Yates, Jr. and wife, Claudine McWhorter Yates, their heirs and assigns, forever.

And we do covenant with the said Frank Hubert Yates and wife, Mattie Cooper Yates and Frank Hubert Yates, Jr. and wife, Claudine McWhorter Yates 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.

And we, R. L. Gorham and wife, Louise Gorham do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Hubert Yates and wife, Mattie Cooper Yater and Frank Hubert Yates, Jr. and wife, Claudine McWhorter Yates their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of December, 1950.

DOCUMENTARY 10 CENTS 10

R. L. Gorham

Louise Gorham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert Waite Clark, a Notary Public in and for said County and State, the within named R. L. Gorham and wife, Louise Gorham

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 1950

Commission expires July 6, 1954

Robert Waite Clark
Notary Public