WARRANTY DEED

FROM 83332

HERMAN H. YATES et ux,(Wilhelmina

TO

JAMES W. YATES et ux,(Maude P.)

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
Nashville, Tenn.

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record this 24 day of DEC 1953
at 8:44 o'clock A.M. and recorded in Book 2123 Page 23
Register

W. RUFUS BARDLUE
LAWYER
224½ Fourth Ave. North

For and in Consideration of the sum of ---------($1.00)---------- ONE AND NO/100---------- DOLLARS cash in hand paid, receipt whereof is hereby acknowledged, and the love and affection which we have for our son and his wife, we, HERMAN H. YATES and wife, WILHELMINA YATES, this day ------ have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. YATES and wife, MAUDE P. YATES, ---------- their ---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in the 3rd Civil District of said County and State, described as follows:
Beginning at a point in the center of Stones River Pike, now Couchville Pike, at the southwest corner of the 18.57 acre tract conveyed to Herman H. Yates and wife, Wilhelmina Yates by deed from T.I.Blair and wife, Mary Blair, dated November 24, 1942, of record in book 1225, page 583, Register's Office for said County, thence easterly, with center of said Pike, 120 feet to a point; thence north, parallel to the westerly boundary of said 18.57 acre tract, 300 feet to a point; thence westerly, almost parallel to said Pike, 120 feet to a point in the westerly boundary line of said 18.57 acre tract; thence south, with the westerly boundary line of said 18.57 acre tract, 300 feet to the center of said Pike, the beginning point.
And being part of the same property which was conveyed to Herman H. Yates and wife, Wilhelmina Yates, by deed from T.I.Blair and wife, Mary Blair, of record in book 1225, page 583, Register's Office for said County.

SITUATED thereon is a concrete block dwelling house, recently erected.

AND I, CLIFTON PUGH, the lawful owner and holder of a mortgage note of $1,000.00, dated about the 15 day of October, 1951, of record in book 2033 page 341, said Register's Office, on entire 18.57 acre tract, for valuable and sufficient consideration hereby release the lien of said mortgage on the above described tract (120' X 300'), BUT NO FURTHER OR OTHERWISE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES W. YATES and wife, MAUDE P. YATES, ---------- heirs and assigns, forever.

And we do covenant with the said James W. Yates and wife, Maude P. 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.