WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 3D-21875
SEND TAX NOTICES TO: ______
ADDRESS: ______

For and in Consideration of the sum of Ten and 00/100- -($10.00)- - - DOLLARS

cash in hand paid by James O. Yates and wife, Marjorie W. Yates, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, John William Duffy and wife, Edna M. Duffy,

have bargained and sold, and by these presents do transfer and convey unto the said James O. Yates and wife, Marjorie W. Yates, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dellrose Avenue at the corner of Lots Nos. 33 and 34; thence with the line between said two lots westwardly 148 feet to the northeast corner of Lot No. 35; thence with the northeasterly line of Lots Nos. 35, 36 and 37, northwestwardly 213 feet to the corner of Lots Nos. 32 and 33; thence with the line between said two lots eastwardly 216.8 feet to the westerly margin of Dellrose Avenue; thence with said Avenue in a southeasterly direction 153.13 feet to the beginning.

Being the same real property conveyed to John William Duffy and wife, Edna M. Duffy, by deed from C. J. Sain and wife, dated January 28, 1956, filed February 1, 1956, and recorded in Book 2490, page 567, said Register's Office.

This conveyance is made subject to easement, setback line and conditions of Owner's Certificate as shown on Plan of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in instrument of record in Book 2283, page 361, said Register'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 James O. Yates and wife, Marjorie W. Yates, their heirs and assigns, forever.

And we do covenant with the said James O. Yates and wife, Marjorie W. 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, except by taxes for 1964, which are assumed by the grantees.

And we, John William Duffy and wife, Edna M. Duffy, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James O. Yates and wife, Marjorie W. Yates, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of August, 1964

John William Duffy

Edna M. Duffy

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, W. L. Whitaker, a Notary Public in and for said County and State, the within named John William Duffy and wife, Edna M. Duffy,

the bargainor S, 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 14th day of August, 1964.

NOTARY PUBLIC

W. L. Whitaker, Notary Public

Commission Expires August 12, 1967

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

BOOK 3802 PAGE 253

STATE TAX $ 22.00
PROBATE .50
TOTAL $ 22.50

AUG 17 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID AUG 17 1964
CT

Pulaski Pike - Southside
#16000

WARRANTY DEED

FROM

John William Duffy, et ux

TO

James O. Yates, et ux

46514

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 17 2 32 P M

NOTE 189 PAGE 22
RECORDING FEE 2.00
DEP. REG. X

