TTC 178042

WARRANTY DEED

BOOK 3874 PAGE 988

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James W. Yates (NAME:)	First Federal S & L Assn. (NAME:)	2D-12880
2338 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union St. (STREET ADDRESS)	Map 135
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 178 M.O

For and in Consideration of the sum of TEN DOLLARS ($10.00) * * * * * * * * * * *

DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 19, 1959, in the original principal sum of $8,000.00, payable to First Federal Savings & Loan Association in monthly installments of $60.66, including interest at 5% per annum, and a 1% service fee, said note being secured by a deed of trust executed by Joseph E. Stark and wife, Frances C. Stark, to Louis R. Linx, Trustee, of record in Book 2932, page 431, Register's Office for Davidson County, Tennessee,

JOSEPH E. STARK and wife, FRANCES C. STARK,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. YATES and wife, MAUDE BRADY 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey, dated April 30, 1959, made for Joe E. Stark by Geo. W. Watkins, Surveyor, as follows:

Beginning in the northeasterly margin of Smith Springs Road at the northwesterly corner of the property conveyed to William H. Ellis by deed of record in Book 2295, page 326, Register's Office for said County, and running thence along Ellis' northerly line, as follows: north 80°40' east 161.3 feet to a 5-inch marked cedar, south 64° east 52 feet to a stake, and then south 46°40' east 69.7 feet to a pipe at the northwesterly corner of the property conveyed to Mrs. Nora Carter by deed of record in Book 2397, page 272, said Register's Office, being also the southwesterly corner of the property conveyed to E. C. Fuston by deed of record in Book 3317, page 117, said Register's Office; thence, along Fuston's westerly line, north 3° east 180 feet to an iron pin at the southwesterly corner of the property conveyed to Willie J. Young by deed of record in Book 3317, page 123, said Register's Office; thence, along Young's westerly line, north 3° east 200 feet to an iron pin at the southwesterly corner of Tract No. 2 conveyed to Henry E. Hale by deed of record in Book 3574, page 287, and by deed of correction in Book 3874, page 980, said Register's Office; thence, along the westerly line of Hale's Tract No. 2, north 3° east 200 feet to an iron pin at the southwesterly corner of Hale's Tract No. 1, conveyed by said deed of record in Book 3574, page 287; thence, along the westerly line of Hale's Tract No. 1, north 3° east 182 feet to a pipe at the southwesterly corner of the property conveyed to J. L. Timmons by deed of record in Book 3572, page 101, said Register's Office; thence, along Timmon's westerly line, north 1°30' west 105 feet to a pipe in Shelton's southerly line; thence along the same and with a fence, north 87° west 853 feet to an iron pin; thence, along

a fence line as follows: south 22°15' east 226 feet, south 21° east 100 feet, south 34° east 100 feet, and south 44°30' east 100 feet to an iron pin lying 8 feet south of a 10-inch elm pointer; thence south 12°30' west 65 feet to a pipe at fence corners; thence, with a fence, south 76°45' east 474 feet, along the northerly lines of the properties of Givens, Mosley and Williamson, to an iron pin and post at Williamson's northeasterly corner; thence, with Williamson's line, as follows: south 15°45' west 61 feet, south 27°30'west 56 feet to a post, and south 60°30' west 156 feet to the northeasterly margin of Smith Springs Road; thence, with the same, south 55° east 114.7 feet to the beginning, containing 10.29 acres, more or less.

Being part of the property conveyed to Joseph E. Stark and wife, Frances C. Stark, by deed from Roy S. Lawrence and wife, Fleeta K. Lawrence, of record in Book 2861, page 393, said Register's Office.

This conveyance is made subject to an easement for an old road near the northerly line of the William H. Ellis property referred to above.

unimproved ( )
This is improved ( ) property, known as Smith Springs Road
(House Number) (Street) P. O. Address: (City or Town)

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 Brady Yates, their *heirs and assigns, forever.*

And we *do covenant with the said* James W. Yates and wife, Maude Brady 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 as shown above, and for 1965 Metro Taxes which have been prorated and assumed by the Buyers.

And we, Joseph E. Stark and wife, Frances C. Stark, *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 W. Yates and wife, Maude Brady Yates, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* March, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph E. Stark
Joseph E. Stark

Frances C. Stark
Frances C. Stark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., *a Notary Public in and for said County and State, the within named* Joseph E. Stark and wife, Frances C. Stark,

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* 29th *day of* March, *19* 65.

Reau E. Folk Jr., *Notary Public.*

Commission Expires July 26, 1966.

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
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

REF:hs

FROM

JOSEPH E. STARK and wife,

TO

JAMES W. YATES and wife,

7 4 5 0 9

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 30 10 31 AM '65

RECORDING FEE $ 1.11 PAGE 2615

DEP. REG. ____

STATE TAX $ 2.56
PROBATE .50
TOTAL $ 2.62

MAR 30 1965

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

wife.

PAID MAR 30 1965

DOCUMENTARY
55 CENTS 55

File: Rear Folk