CAWJH 9-7

This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3916 PAGE 865

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodford E. Yankee (NAME:)	[illegible] (NAME:)	Map 96-15
Laurel Forest Drive (STREET ADDRESS OR ROUTE NUMBER)	410 [illegible] St (STREET ADDRESS)	Par. 64
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	[illegible] (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)----------*DOLLARS*

cash in hand paid by Woodford E. Yankee, and wife, Ruth S. Yankee, and other good and valuable considerations, receipt of all of which is hereby acknowledged ,

Capital City Mortgage Company, a Tennessee corporation, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* Woodford E. Yankee and wife, Ruth S. Yankee, 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 3rd Civil District of Davidson County, Tennessee, being Lot No. 61 on the Plan of Hickory Bend, Section III, as of record in Plat Book 3600, page 42, Register's Office for said County.

SAID Lot No. 61 fronts 92.0 feet on the westerly side of Laurel Forest Drive and runs back between parallel lines 173.8 feet to a dead line.

BEING part of the same property conveyed to Capital City Mortgage Co., a Tennessee corporation, by deed from Home Federal Savings and Loan Association of Nashville, of record in Book 3899, page 791, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictive covenants contained in an instrument of record in Book 3642, page 478, said Register's Office, and the Plan of record in Book 3600, page 42, said Register's Office, which shows an Owner's Certificate, a 30 foot minimum building setback line from Laurel Forest Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeast front corner of said lot.

unimproved { } This is improved { } property, known as Laurel Forest Drive, Nashville, Tennessee
(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 Woodford E. Yankee and wife, Ruth S. Yankee, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Woodford E. Yankee and wife, Ruth S. Yankee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for current taxes.

And Capital City Mortgage Co., a Tennessee corporation, does ~~xx~~ *further covenant and bind* itself, its successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* Woodford E. Yankee and wife, Ruth S. Yankee, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness MY *hand this* 21 *day of* July, *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.*

CAPITAL CITY MORTGAGE CO.

BY: J. E. Lineberger

J. E. Lineberger, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Richard D. Sweeney, *a Notary Public of the State and County aforesaid, personally appeared* J. E. Lineberger, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Vice-President *of the* Capital City Mortgage Co., *the within named bargainor, a corporation, and that* he *as such* Vice-President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 21 *day of* ....., *19* 65.

Notary Public

Commission Expires July 22, 1967.

RICHARD D SWEENEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Capital City Mortgage Co.

TO

Woodford E. Yankee and wife,

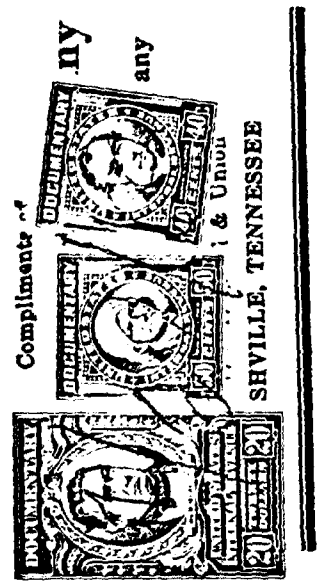
Ruth S. Yankee

90593

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 28 8 58 AM '65

NOTED: BOOK 112 PAGE 129
RECORDING FEE $ 2.00
DEP. REG. ---



STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

JUL 28 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 28 1965