This Instrument Was Prepared By
BEAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 196676

BOOK 4134 PAGE 750
BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 168 Par. 34	Mr/Mrs Bobby Joe Yates	Fidelity Federal S & L Assn. Fourth and Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) — 9D-41960	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) South Harpeth Road	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the grantees herein of the payment of two notes, both payable to Fidelity Federal Savings & Loan Association as follows: (1) one note, dated August 25, 1964, in the original sum of $12,200.00, secured by deed of trust of record in Book 3897, page 435 (which is the re-recording, after correction, of the deed of trust in Book 3806, page 181); and (2) one note, dated June 17, 1966, in the original sum of $2,382.12, secured by deed of trust of record in Book 4028, page 669,

ALVIN N. MARTIN and wife, LILLIE MARTIN,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BOBBY JOE YATES and wife, ANNETTE T. YATES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, on South Harpeth Road, described as follows:

Beginning at a stake, formerly a beech tree, Zell King and Gradie McPherson's corners in the Greer line; thence north 3° east 1.25 poles to a stake on top of a bank, sugar maple pointer in McPherson's line; thence south 83° east 16 poles to a large black walnut tree; thence north 81° east 6 poles to a stake; thence north ½° east 8 poles to stake; with small black walnut pointer; thence south 89° east 6 poles to a stake; thence south 13°30' east 20 poles to an iron stake; thence south 32°15' west 8 poles in the South Harpeth Road and A. S. Pinkleton's line; thence with Pinkleton's line north 70°30' west 11.75 poles to a stake, formerly an Elm Tree; thence north 71°30' west striking Zell King's line at 1.75 poles, in all 9.75 poles to a stake, formerly an elm; thence on with Zell King's line as follows: north 73°30' west 9 poles to a stake; formerly a hackberry tree; thence north 3° east 7.5 poles to point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Alvin N. Martin and wife, Lillie Martin, by deed from William Harvey James, et al., as of record in Book 3806, page 170.

This conveyance is made subject to an easement for right-of-way of South Harpeth Road lying within boundaries of premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1967 Taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of May, 1967.

Lillie Martin
Lillie Martin

Alvin N. Martin
Alvin N. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Alvin N. Martin and wife, Lillie Martin, 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 the 22nd day of May, 1967.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

STATE TAX $ 2.75
PROBATE .50
TOTAL $ 2.45

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

MAY 24 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

My commission expires: _____
Notary Public

PAID MAY 24 1967
CT

File: Reau Folk

WARRANTY DEED
REF: hs

FROM
ALVIN N. MARTIN and wife

TO
BOBBY JOE YATES and wife

72984

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 24 12 42 PM '67
NOTED BOOK 116 PAGE 434
RECORDING FEE $ 2.00
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee.

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public