BOOK 4228 PAGE 649

This Instrument Prepared By: [illegible] 37201

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Yates, et ux	Fidelity Federal Savings & Loan Assn.	Map 116-2
(NAME:)	(NAME:)	
488 Ellenwood Drive	401 Union Street	Par. 37
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, paid to Andrew Ewing, ~~DOLLARS~~ Trustee, by James C. Yates and wife, Ruth Yvonne Yates, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee, acting pursuant to the powers as set forth in a certain deed of record in Book 3852, page 653, Register's Office for Davidson County, Tennessee, to which reference is made for the powers therein conferred upon me, _____ have bargained and sold, and by these presents do transfer and convey unto the said James C. Yates and wife, Ruth Yvonne Yates, their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 71 on the Plan of McMurray Hills Subdivision, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 73.8 feet on the northeasterly margin of Ellenwood Drive, and extends back 141.1 feet on the southeasterly line and 142.5 feet on the northwest line to a dead line in the rear, measuring 85.3 feet thereon.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from Peerless Properties, Inc., of record in Book 3852, page 653, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to restrictions of record in Book 3882, page 846, and easements, setback lines, etc., as shown on Plan of record in Book 3700, page 5, Register's Office for said County.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $19,250.00

Murphree Realty Company

By _____
Affiant - President

Subscribed and sown to before me, this the 17th day of April, 1968.

_____
Notary Public

Com. exp. 4/23/69

This is unimproved (X) improved ( ) property, known as 488 Ellenwood Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. [illegible] Insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my **hand** this 4th **day of** October, **19** 67

_____ _____
Andrew Ewing
Trustee

_____ _____

STATE OF TENNESSEE
Davidson County

BOOK 4228 PAGE 650

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of October 19 67

Commission expires 10-25-67

Betty Poage
Notary Public

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

FHA #1503

WARRANTY DEED

FROM Andrew Ewing, Trustee

TO James C. Yates and wife, Ruth Yvonne Yates

13287

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 19 10 07 AM '68

RECEIVED
PAGE 606

RECORDING FEE $ 3.00

DEP. REG. B

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 49.92
PROBATE .50
TOTAL $ 50.42

APR 19 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.