BOOK 4322 PAGE 435 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,400.00

T. E. Beaird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 1969.

Notary Public

MY COMMISSION EXPIRES: April 24, 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Bailey (NAME)	Advance Mortgage Corporation (NAME)	Map 51-8
202 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	First National Building (STREET ADDRESS)	Par 164
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Detroit, Michigan (CITY) (STATE) (ZIP)	110 mp

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Grady R. Yates and wife, Nancye Ann Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John William Bailey

HEREINAFTER CALLED THE GRANTEES, 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. 56 on the Map of Morningside Heights, Section One, as of record in Book 1130, page 76, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Due West Avenue at the corner of Lots Nos. 56 and 57; thence with the line between said lots southerly 150 feet to the north line of Lot 55; thence westerly 77 feet to the easterly margin of Argle Avenue; thence with the margin of the same northerly 120 feet to the beginning of a curve; thence around said curve northeasterly 47.1 feet to the south margin ofDue West Avenue; thence with the margin of the same easterly 47 feet to the point of beginning.

Being the same property conveyed to Grady R. Yates and wife, Nancye Ann Yates, by deed from Philip N. Brownstein, of Washington, D. C., as Federal Housing Commissioner, of record in Book 3866, page 789, Register's Office for Davidson County, Tennessee.

As a partof the consideration herein the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to J. J. Foley, Jr., Trustee, of record in Book 3866, page 792, Register's Office for Davidson County, Tennessee. Said Deed of trust was assigned to the Bronx Savings Bank, by instrument of record in Book 3875, page 152, Register's Office for Davidson County,Tennessee.

This is { unimproved (x) / improved ( ) } property, known as 202 Due West Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 28th day of March, 19 69

Grady R. Yates

Nancye Ann Yates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady R. Yates and wife, Nancye Ann Yates

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 28th day of March 19 69

Commission expires April 26, 1972

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

MAIL TO:
245 East Main Street
Gallatin, Tenn.

WARRANTY DEED

FROM
Grady R. Yates and wife,

Nancye Ann Yates

TO
John William Bailey

A 35838

IDENTIF. REFERENCE

APR 1 3 03 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-1	CONV	10,400.00			
APR-1	ST TAX		A*	27.04	
APR-1	RECFEE		A*	.50	
APR-1	RDEED		A*	3.00	* 30.54

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.