TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal S. & L. Assn. (NAME)	Map 158
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth Avenue, North (STREET ADDRESS)	Par. 47.1
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4391 PAGE 682

For and in consideration of the sum of ---------- $10.00 ----------
---------- Ten & 00/100 ---------- DOLLARS
cash in hand paid by Douglas J. Yates and wife, Julie T. Yates

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Joseph A. Little and wife, Sarah G. Little

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, now in the City of Forest Hills, being part of Lot No. 3. of the Partition of estate of W. W. Mooney, deceased, as of record in Minute Book 4, page 191, County Court, being part of a 40 acre tract of land lying south of Lot No. 3 as conveyed to Robert W. McFadden and wife, by deed from J. E. Travis, Trustee, as of record in Book 1196, page 427, Register's Office for said County, and described as follows;

BEGINNING at a point in the southerly margin of Otter Creek Road, the most easterly corner of this tract, being corner of the Patterson Lands; thence along Patterson's line as follows: South 65° West 201 feet; South 0° 30' West 304 feet; South 5° 30' West 104 feet; South 54° 30' East 84 feet; South 48° East 100 feet; South 30° 30' East 70 feet; thence South 15° East 87 feet; South 84° East 219 feet to a corner of the lands herein described; a corner of Hudson and Patterson Lands and the Ward-Zeigler property; thence along the west line of the Ward-Zeigler property, South 11° 26' West 625 feet to a point; thence leaving the Ward-Zeigler property and crossing the Hudson Lands, North 78° 30' West 348 feet more of less to a point on the east side of a 50 foot strip reserved for a roadway; thence along the east side of said Road or said Reserved strip, North 3° 35' East 176 feet more or less to a point; thence North 78° 30' West 52 feet, more or less to a point in the line between Hillsboro Park, Inc., and Hudson Lands, in the west line of said 50 foot roadway or reserved strip; thence with the line between this property and Hillsboro Park, Inc., North 3° 35' East 440 feet, more or less to a point; North 2° 45' East 231 feet more or less to a corner between Hillsboro Park, Inc., and Davis Lands; thence along Davis' east line, North 3° 12' East 391 feet to a point; thence North 24° 30' West 97 feet to a point in the south margin of Otter Creek Road; thence with the south margin of said Road, South 81° 30' East 73 feet; South 87° East 100 feet; South 87° 15' East 100 feet to the point of beginning.

Being property vested in Joseph A. Little and wife, Sarah G. Little, by deed from Mrs. L. A. Tarkington, as of record in Book 3403, page 560; said Register's Office.

This conveyance is subject to easements applicable to said property.

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unimproved ( )
This is improved (X) property, known as 1809 Otter Creek Road Nashville, Tennessee
(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 seised 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.

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.

Witness our hands this 12th day of JANUARY, 19 70.

Joseph A. Little

Sarah G. Little

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Joseph A. Little and wife, Sarah G. Little

the bargainors, 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 12th day of JANUARY, 19 70

Commission expires _____ Notary Public [signature]

TENNESSEE TITLE COMPANY

59000.00

Warranty Deed

FROM

JOSEPH A. LITTLE AND WIFE,
SARAH G. LITTLE

To

DOUGLAS J. YATES AND WIFE,
JULIE T. YATES

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PLEASE MAIL TO - Mr. Douglas J. Yates, 3312 Skyline Drive, Nashville, Tenn. 37215

JAN 14 70	CONV	59,000.00			
JAN 14 70	S'TAX		B* 153.40		
JAN 14 70	PR'FEE		B* .50		
JAN 14 70	W'DEED		B* 4.50	*	158.40

A 6 5 9 6 7

IDENTIF. REFERENCE

JAN 14 2 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 59,000.00

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12th day of January, 1970

My commission expires: APR 23 1973

Notary Public

[illegible] County.