(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn.)

NEW OWNER: James E. Yarbro

ADDRESS:

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WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. GO-05096 Map 34-5

SEND TAX NOTICES TO: James E. Yarbro Par. 65 pt

ADDRESS: (same as above)

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

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, THOMAS H. MOON AND WIFE, ANN RAWLS MOON, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto JAMES E. YARBRO AND WIFE, SHIRLEY A. YARBRO, herein 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 the northerly 27 feet of the westerly part of Lot No. 36 and the southerly part of the westerly part of Lot No. 38 on the Plan of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described according to a survey made by Jas. A. Hamilton, Jr., Surveyor, April 3, 1959, as follows:

Beginning in the center of Monticello Avenue at the northwest corner of the property conveyed to Frank A. Farley and wife, by deed from Jack Boyd, Jr., and wife, of record in Book 2809, page 279, said Register's Office, said point being 27 feet south of the corner of Lots Nos. 36 and 38; thence with the northerly line of said Farley property eastwardly 460 feet to the westerly line of the property conveyed to Frank Farley and wife by deed from Jack Boyd, Sr., and wife, of record in Book 2881, page 487, said Register's Office; thence with said line northwardly 75.74 feet to the southerly line of the property conveyed to Geo. P. Howell et al, by deed from Jack Boyd and wife, of record in Book 2451, page 513, said Register's Office; thence with said line westwardly to the southeast corner of the property conveyed to James C. Ferguson and wife, by deed from Jack Boyd and wife, of record in Book 2598, page 623, said Register's Office, continuing in the same direction and with the southerly line of said Ferguson property, in all 461.97 feet, more or less, to the center of Monticello Avenue; thence with the center of said Avenue southwardly 129 feet, more or less, to the beginning.

Being the same property conveyed to Thomas H. Moon and wife, Ann Rawls Moon, by deed from Jack Boyd, Sr., and wife, Marie Lancaster Boyd, of record in Book 2908, page 191, Register's Office for Davidson County, Tennessee.

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This is unimproved property, located at ____ Monticello Avenue, Madison, Tennessee.

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STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $4,250.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James Moore
Affiant

Subscribed and sworn to before me this the 4 day of Nov. 19 69

Notary Public

Commission Expires: 8-4-71

**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.

And we, the said grantors, 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.

Witness our hand s this 4 day of November, 19 69

Thomas H. Moon
(Thomas H. Moon)

Ann Rawls Moon
(Ann Rawls Moon)

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Moon and wife, Ann Rawls Moon,

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 4 day of December, 19 69.

Notary Public

Commission Expires 8-4-71

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STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges 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 _____

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STATE OF TENNESSEE
_____ 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

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NC-L-1537

# WARRANTY DEED

FROM

THOMAS H. MOON ET UX

TO

JAMES E. YARBRO ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

47 163

IDENTIF. REFERENCE

Mar 10 10 00 AM '70

FELIX Z. WILSON CLERK AND REGISTER
DAVIDSON COUNTY, TENN.

*4,250.00

A* 10.92
A* .50
A* 6.00 * 17.42

MAR 18 CONV
MAR 18 STAX
MAR 18 PRTEE
MAR 18 WDEED

Madison Title Company
MADISON, TENNESSEE