BOOK 4419 PAGE 454

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May 19 70.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. L. Bainbridge, III (NAME) 119 Union Street Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Yeargins, Jr. (NAME)	Noel-Palmer Mortgage Company (NAME)	117 054.0
4001 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Lot 115
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pd

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, W. L. Bainbridge Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Yeargins, Jr. and Wife, Winnie H. Yeargins

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. 163 on the Plan of Haynes Estates, Section III, as of record in Book 4175, page 80, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Boyd Drive at the common dividing line between Lots Nos. 163 and 166 on said plan; thence westerly along said dividing line 118.93 feet to a point; thence southerly 123.90 feet to a point in the northerly margin of King's Lane; thence easterly along the northerly margin of said King's Lane 85.0 feet to the beginning of a curve; thence around said curve 39.27 feet to a point in the westerly margin of Boyd Drive; thence northerly along the westerly margin of said Boyd Drive 78.0 feet to the point of beginning.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from H. Lynn Greer, Trustee, of record in Book 4039, page 572, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4001 Boyd Drive (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 my hand this 12th day of May, 19 70

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this instrument to be executed by a partner, duly authorized by an instrument of record in Book 3832, page 786, Register's Office for Davidson County, Tennessee.

W. L. BAINBRIDGE COMPANY

BY:

A Partner

STATE OF TENNESSEE
Davidson County

BOOK 4419 PAGE 455

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

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 12th day of May 19 70

Commission expires January 29, 1973

Evelyn Strasser
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

WARRANTY DEED

FROM W. L. BAINBRIDGE COMPANY

TO JAMES YEARGINS, JR. AND WIFE, WINNIE H. YEARGINS

A 78387

IDENTIF. REFERENCE

MAY 22 1 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY22	CONV	17,200.00			
MAY22 S'TAX			A*	44.72	
MAY22 PR'FEE			A*	.50	
MAY22	W'DEED		A*	3.00	* 48.22