BOOK 4435 PAGE 457

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Willie A. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1970

Clarence O. Ingram
Notary Public

MY COMMISSION EXPIRES: August 15, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie A. Yates et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 50-15
3235 Vailview Drive (STREET ADDRESS OR ROUTE NUMBER)	Capital Hill Building 311 7th Avenue North (STREET ADDRESS)	Parcel 122
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	12D-28925 M.C.

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, Donald Lee Hooper and wife, Barbara Claire Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie A. Yates and wife, Johnnie O. Yates

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. 520 on the Plan of Parkwood Estates, Section 3, of record in Book, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 520 fronts 75.74 feet on the northwesterly side of Vailview Drive and runs back between lines 154.1 feet on the southwesterly line and 157 feet on the northeasterly line to a dead line on which it measures 75.8 feet.

Being the same property conveyed to the Grantors herein by deed from Billye G. Orr Grant, of record in Book 4257, Page 916, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein, the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Billye G. Orr to Herschel Greer, Trustee, of record in Book 4026, Page 941, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 3235 Vailview Drive (House Number) (Street) Nashville, Tennessee 37207 (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 30th day of July, 1970

Donald Lee Hooper

Barbara Claire Hooper

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 Donald Lee Hooper and wife, Barbara Claire Hooper

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 30th day of July 1970

Commission expires August 11, 1973

Clarence O. Ingram
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

DONALD LEE HOOPER ET UX

TO

WILLIE A. YATES ET UX

A 85453

IDENTIF. REFERENCE

JUL 31 11 05 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

CLARENCE E. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

JUL 31 70	CONV	13,000.00			
JUL 31 70	S TAX		A*	33.80	
JUL 31 70	PR FEE		A*	.50	
JUL 31 70	W DEED		A*	3.00	* 37.30