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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1970

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 29 1974

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Verner H. Yarbrough	Fidelity Federal Savings & Loan Association	Map 103-12 Par. 243
110 Mockingbird Rd.	401 Union Street	
Nashville, Tenn. 37205	Nashville, Tennessee 37219	PW

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, CHARLES F. TREADWAY AND WIFE, RUBY PEEPLES TREADWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNER H. YARBROUGH AND WIFE, DOROTHY D. YARBROUGH

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 the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 7 and the northerly one-half of Lot No. 6 of Block "A" on the Plan of Cherokee Park, Section No. 1, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and the northerly one-half of Lot No. 6 front together 90 feet on the easterly side of Mockingbird Road and run back 157.85 feet on the northerly line and 156.93 feet, more or less, on the southerly line to a dead line and measures 90 feet thereon.

Being the same property conveyed to Charles F. Treadway and wife, Ruby Peeples Treadway, by deed from Ralph E. Gaines and wife, Lula W. Gaines, of record in Book 2928, page 493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 819, page 28, R.O.D.C., Tennessee, and a forty-five foot building setback line, as shown on plan of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 110 Mockingbird Road, Nashville, Tennessee 37205
(House Number) (Street) (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 hands this 14th day of August, 1970

Charles F Treadway

Ruby Peeples Treadway

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named CHARLES F. TREADWAY AND WIFE, RUBY PEEPLES TREADWAY

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 14th day of August, 1970.

Commission expires My Commission Expires JULY 29, 1974

Robert W. Thurman, Jr.
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

L#019087-9

WARRANTY DEED

FROM
CHARLES F. TREADWAY AND WIFE,
RUBY PEEPLES TREADWAY

TO
VERNER H. YARBROUGH AND WIFE,
DOROTHY D. YARBROUGH

A 87190

IDENTIF. REFERENCE

AUG 18 9 26 AM '70

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

PROPERTY FEDERAL ASSESSMENT NOT VERIFIED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 18 70	CONV	32,500.00				
AUG 18 70	S'TAX		A*	84.50		
AUG 18 70	PMTFEE		A*	.50		
AUG 18 70	W'DEED		A*	3.00	*	88.00