Berger
Edward Yarbrough
1915 Kinhawk Dr.
Nashville Tenn

Jeff Bell
Same

Map. 145
parcel # 68
PW

BOOK 4461 PAGE 626

WARRANTY DEED

This instrument made and entered into this the 20th day of November, 1970 by and between Miriam M. Yarbrough, party of the first part and Edward Yarbrough and wife, Judith C. Yarbrough, parties of the second part.

W I T N E S S E T H: That

For and in consideration of the sum of One Thousand and no/100 ($1,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, the party of the first part has this day bargained and sold and does these presents sell, transfer and convey unto the parties of the second part, their heirs and assigns forever the following described real estate, to-wit:

A tract of land in the 7th, formerly the 11th, District of Davidson County, Tennessee being known as Tract No. 11 on the Map showing the Subdivision of the George P. Morehead Property described according to a copy of a survey thereof made February 18, 1941 by S. M. McMurray Enginnering Company, as follows:
Beginning at a point in the easterly margin of a new road, the common corner of two Tracts Nos. 9 and 11; thence along the margin of said road, north 79° east 227.5 feet, more or less, to a point, north 70° east 105.1 feet, more or less, to a point, north 79° 30' east 271.5 feet, more or less, to a point; thence south 17° east 267 feet, more or less; thence south 75° 10' west 592 feet, more or less, to the common corner of Tracts Nos. 9 and 11; thence with the line between said tracts north 17° west 302.7 feet, more or less, to the point of beginning, containing 4 acres.
Being part of the property conveyed to the undersigned, Miriam M. Yarbrough by George P. Morehead and wife, Juanita L. Morehead, by an installment deed, dated the 1st day of April 1941 and recorded in Book 1179, page 295 in the Register's Office for Davidson County, at Nashville, Tennessee.

TO HAVE AND HOLD unto the said parties of the second part and their heirs and assigns forever in fee simple.

The party of the first part covenants that she is the true and lawful owner of said real estate and has a good and perfect right to sell and convey the same, that it is clear and free of all incumberances, and that she will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

In Testimony Whereof, the party of the first part has hereunto set her signature, this the 20th day of November, 1970.

Miriam M. Yarbrough
Miriam M. Yarbrough

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me Miriam M. Yarbrough, a Notary Public in and for the said County and State, the within named Miriam M. Yarbrough, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this the 20th day of November 1970.

Katherine Duncan
Notary Public

My Commission expires: My Commission Expires July 22, 1973

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1000.00. Affiant Edward M Yarbrough
Subscribed and sworn to before me this 20th day of December 1970
Deputy Register W. W. Williams

A 96955

T
IDENTIF. REFERENCE

Nov 20 1 16 PM '70
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV20 70	CONV	*1,000.00				
NOV20 70	S'TAX		A*	2.60		
NOV20 70	PR'FEE		A*	.50		
NOV20 70	W'DEED		A*	3.00	*	6.10

This Deed prepared by:
U. L. McDonald
120 Provident Building
Chattanooga, Tennessee 37402