This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-220974

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15-37	Mr/Mrs Horace W. Dawson same as below	Emigrant Savings Bank 5 East 42nd Street New York, New York 10017
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 199700
8DA-32810	488 Sunliner Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 29, 1964, in the original principal sum of $12,600.00, payable to United Mortgagee Servicing Corporation, in monthly installments $69.68, including interest as set forth in said note, and being secured by a deed of trust executed by Jerry Lee Yates and wife to Percy Wilkins, Jr., Trustee, as of record in Book 3785, page 719,

JERRY LEE YATES and wife, LEILANI R. YATES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HORACE W. DAWSON and wife, VIOLET DAWSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 308 on the Plan of Charlotte Park, Section 6, as of record in Book 2900, pages 7 and 8.

Said Lot No. 308 fronts 71.0 feet on the southeasterly side of Sunliner Drive and extends back between parallel lines, 140.5 feet to a dead line, measuring 71.0 feet thereon.

Being the same property conveyed to Jerry Lee Yates and wife, Leilani R. Yates, by deed from Phillip M. Brownstein, as Federal Housing Commissioner as of record in Book 3785, page 716.

This conveyance is made subject to (1) Agreement of record in Book 2593 page 566; and (2) restrictions in Book 2921, page 412. (3) TVA easement of record in Book 787, page 10, granted Tennessee Electric Power Company, by Curtis B. Haley, Trustee, for power line or lines.

Co	18,750.00	
ST		48.62
PF		.50
WD		4.00
		53.12

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 Taxes, which are assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of July, 1971.

Leilani R. Yates

Leilani R. Yates

Jerry Lee Yates

Jerry Lee Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4518 PAGE 609

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jerry Lee Yates and wife, Leilani R. Yates

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 the 8th day of July, 1971.

My commission expires: July 23, 1974.

Notary Public

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at .
this, the day of , 19 .

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 19 71

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:mas

FROM
JERRY LEE YATES AND WIFE

TO
HORACE W. DAWSON AND WIFE

B 22258

IDENTIF. REFERENCE

JUL 9 2 55 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

My commission expires:

Notary Public