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This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. L. Randall, et ux	First Federal Savings & Loan Assn.	
(NAME:)	(NAME:)	
1235 Stahlman Bldg.	Union at Fourth	Map 85-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 201
Nashville, Tenn. 37201	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS* Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantees and their agreement to pay the unpaid principal balance of a note in the original amount of $8,450.00, secured by Deed of Trust of record in Book _____, Page _____, Register's Office Davidson County, Tennessee, to secure payment to First Federal Savings & Loan Association of Nashville.

We, James E. Yarbrough and wife, Shirley A. Yarbrough, *have bargained and sold, and by these presents do transfer and convey unto the said* M. L. Randall and wife, Shirley Randall, 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 part of an unnumbered tract on the plan of J.G. Grissim;s Grand Avenue Addition, as of record in Book 974, Page 35, Register's Office for said County, being Lot No. 3 on the Map of Harlan Realty Company's Subdivision of said tract, not of record, described according to a survey made by Pete Meyer, Surveyor, July 9, 1946, as follows:

BEGINNING on the southerly margin of Granada Avenue at a point 100 feet west of the southwest corner of said Avenue and Evon Street, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 317.7 feet to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 317.4 feet to the southerly margin of Granada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

BEING the same property conveyed James E. Yarbrough and wife, Shirley A. Yarbrough, by deed from James S. Jones and wife, Mary Frances Jones, as of record in Book 3988, Page 739, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street) _____ P. O. Address: _____ (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. L. Randall and wife, Shirley Randall, their *heirs and assigns, forever.*

And we, James E. Yarbrough and wife, Shirley A. Yarbrough, *do covenant with the said* M. L. Randall and wife, Shirley Randall *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.*

And we, James E. Yarbrough and wife, Shirley A. Yarbrough, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* M. L. Randall and wife, Shirley Randall, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s this 3rd *day of* June, *19* 70, *the* The actual consideration for this transfer or value of property (whichever is greater), is $8,950.00 This is equal to or greater than the property would bring at a fair and voluntary sale. *private party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. L. Randall

James E. Yarbrough

Shirley A. Yarbrough

Sworn to and subscribed before me this 3rd day of June, 19 70

Edith H. Kemper NOTARY PUBLIC

My commission expires: May 2, 1971

NOTARY PUBLIC 135

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Yarbrough and wife, Shirley A. Yarbrough

the within named 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 Tennessee, this 30th day of June, 19 70.

Notary Public

Commission expires May 2, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of, 19

Notary Public

Commission expires

MAR-8 72 CONV *8,950.00
MAR-8 72 S'TAX A* 23.14
MAR-8 72 PR'FEE A* .50
MAR-8 72 W'DEED A* 4.00 * 27.64

WARRANTY DEED

FROM James E. Yarbrough, et ux
TO M. L. Randall, et ux

B 5 1 1 6 1

IDENTIFICATION REFERENCE

MAR 8 12 12 PM '72

FELIX Z. A. LEON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Esie
Jac. A. Carver