B 6 2 8 1 9

BOOK 4608 PAGE 931

Form No. WD-1

IDENTIF. REFERENCE

JUN 9 3 32 PM '72

FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 72

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard O. Yates (NAME)	Mortgage Associates, Inc. (NAME)	26W-00295
3601 Meadowbrook Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	104-5
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	280

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, Frank R. Coleman et ux Mabel I. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard O. Yates et ux Melinda H. 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:

BEING Lot No. 454, Richland Realty Company's, Division "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 454 fronts 70 feet on the southerly margin of Meadowbrook Avenue and runs back 210 feet on the easterly margin and 243.5 feet on the westerly margin to a dead line in the rear being 73 feet thereon.

BEING the same property conveyed to Frank R. Coleman et ux Mabel I. Coleman by deed from Stanely B. Krokos et ux Josephine A. Krokos as of record in Book 3531, Page 21, Register's Office for Davidson County, Tennessee.

JUN-9 72	CONV	14,000.00			
JUN-9 72	S'TAX		A*	36.40	
JUN-9 72	PR'FEE		A*	.50	
JUN-9 72	W'DEED		A*	4.00	* 40.90

This is ( ) unimproved (X) improved property, known as 3601 Meadowbrook Avenue, 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 31st day of May, 1972

Frank R. Coleman: Frank R. Coleman

Mabel I. Coleman: Mabel I. Coleman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Frank R. Coleman et ux Mabel I. Coleman

the bargainor, 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 31st day of May 19 72

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

FRANK R. COLEMAN et ux

MABEL I. COLEMAN

TO

RICHARD O. YATES et ux

MELINDA H. YATES

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219