Buyer:
Norman O'Saile
118 Depot
Goodlettsville Tenn.

Tax bills same

BOOK 4709 PAGE 986

Map 19-13
Par. 11 N.O.

WARRANTY DEED

THIS DEED OF CONVEYANCE executed and delivered on this 22nd day of May, 1973, by LYNDELL E. YATES SR., and wife, NANCY M. YATES, hereinafter called the Grantors, to Norman F. O'Saile and wife, Thelma C. O'Saile, hereinafter called the Grantees;

WITNESSETH: That, for and in consideration of the sum of Eight Thousand Five Hundred and No/100, ($8,500.00), Dollars, paid and to be paid as hereinafter set out, We, the said Grantors, have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the Grantees, the survivor and assigns, a certain lot or parcel of land, lying and being in Davidson County, Tennessee,

> Being the south part of Lot No. 7, on the map of James M. Phipps Addition to the town of Goodlettsville, Tennessee, as of record in Book 547, page 151, Register's Office for said County. Said part of said lot fronts 63 feet on the north side of Depot Street, and runs back between lines 115-1/2 feet on the west line and 114 feet on the east line to a dead line in the rear on which it measures 62 feet, and being the same property as that sold and by deed conveyed from W. David Reed and wife, Wanda Kay Reed, to Lyndell E. Yates, Sr., and wife, Nancy M. Yates, of record in Deed Book 4183, at page 61, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises, aforesaid, together with all the appurtenances and immunities thereto pertaining and belonging, to the Grantees, survivor and assigns, forever.

And we do covenant with the Grantees, the survivor and assigns: (1) that we are lawfully seized in fee simple title to the said premises, (2) that we have a good and perfect right to make this conveyance, and (3) said premises are unincumbered, except for a certain first Deed of Trust, as hereinafter described as a part of the consideration hereof. And we do further covenant and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title in and to the premises, aforesaid, to the Grantees, the survivor and assigns, against the lawful claims and demands of all persons, whomsoever.

Of the consideration, aforesaid, the Grantees have paid the sum of $ 2,580.14, in cash, the receipt of which is hereby acknowledged. Of the further consideration, the Grantees have assumed, and by the acceptance and recordation of this instrument

Prepared by: P. TRAVIS PRICE, ATTORNEY-AT-LAW, 121 5th AVE. WEST, SPRINGFIELD, TENN. 37172

signify their agreement to assume and pay the balance of $5,919.86, remaining due and payable on a certain joint promissory installment note, dated 10/19/67, executed and delivered by Lyndell E.Yates et ux/in the principal sum of $ 7,100.00, bearing interest at the rate of ___% per annum, payable to the order of Murphree Mtg. Co., and secured by a Deed of Trust, executed and delivered on the same date, by Lyndell E. Yates et ux, to J.J. Foley, Jr. Trustee, of record in Land Mortgage Book 4183, page 63, said Register's Office, to which public record reference is here made for a full and complete description of said indebtedness and security as a part hereof.

Said premises, at the time of this conveyance, are occupied by tenants under agreement with the Grantors, and said Grantors have not-to-exceed a period of 30 days from the date of this instrument to vacate the premises and surrender the same to Grantees. The 1973 real property taxes are pro-rated as of the date of this deed.

IN TESTIMONY WHEREOF we have hereunto affixed our signatures on this the 22 day of May, 1973, at Springfield, Robertson County, Tennessee.

LYNDELL E. YATES SR. NANCY M. YATES

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, Travis Price, a Notary Public in and for said County and State the within named LYNDELL E. YATES SR., and wife, NANCY M. YATES, the Bargainors with whom I am personally acquainted and who acknowledged that they executed the within Deed Instrument for the purposes therein contained.

Witness My Hand and Official Seal at Springfield, Robertson County, Tennessee, on this the 22 day of May, 1973.

NOTARY PUBLIC

My Commission expires: January 27th. 1975.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $8500.00. Affiant

Subscribed and sworn to before me this 23rd day of May 1973

Deputy Register

IDENTIF. REFERENCE
23 2 22 PM '73
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
MAY 23 '73 CORV *8,500.00
MAY 23 '73 DS/TAX A* 22.10
MAY 23 '73 PRFEE A* .50
MAY 23 '73 MTG A* 4.00
MAY 23 '73 MISC A* 2.00

C 0 7 8 1 6

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received