BOOK 4784 PAGE 830

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hal Herron Yarbrough (NAME)	Hal Herron Yarbrough (NAME)	
645 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	645 River Rouge Drive (STREET ADDRESS)	38
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37209 (CITY) (ZONE) (STATE)	31 pt

mail to

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Gerald A. Switzer and wife, Ruth Switzer, *have bargained and sold, and by these presents do transfer and convey unto the said* Hal Herron Yarbrough, a single person, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract 1:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a state in the southwest corner of Audie Bateman's 25 acres and with her line north 3 degrees east 25 poles, thence west 10 poles; thence south three degrees west 25 poles; thence east 10 poles to beginning stake.

Being the same property conveyed to Gerald A. Switzer and wife, Ruth Switzer, by deed from Earl F. Jeys and wife, Aleene Jeys, of record in Book 1315, page 567, said Register's Office.

Tract 2:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of G.A. Switzer's Place, as recorded in Book 1315, page 567, Register's Office for said County; thence west 7 poles 13 feet; thence north 4 degrees west to a ditch which becomes a spring branch, following the meanderings of said branch in a northerly direction approximately 102-1/2 poles; thence north 3 poles, south 87 degrees east 30 poles; south 3 degrees west 71 poles; east 10 poles, south 3 degrees west 25 poles to the beginning, being a tract containing 19-1/2 acres, more or less.

Being the same property conveyed to Gerald A. Switzer and wife, Ruth Switzer, by deed from Earl F. Jeys and wife, Aleene Jeys, of record in Book 2032, page 503, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 20.00

Subscribed and sworn to before me, this the 1st day of June, 1974

My commission expires: 8-18-75

(Affix Seal) JOHN M. THOMAS NOTARY PUBLIC DAVIDSON CO. TENN.

Affiant

John Thomas
Notary Public

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 Hal Herron Yarbrough, a single person, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* Hal Herron Yarbrough, a single person, ... *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, Gerald A. Switzer and wife, Ruth Switzer, ... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hal Herron Yarbrough, a single person, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28 *day of* Jan, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gerald A. Switzer
Gerald A. Switzer

Ruth Switzer
Ruth Switzer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Thomas, a Notary Public in and for said County and State, the within named Gerald A. Switzer and wife, Ruth Switzer

the 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 Nashville, Tennessee, this 28 day of June, 1974.

John M. Thomas, Notary Public.

Commission Expires 8-18-75

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, 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 _____ day of _____, 19____.

_____, Notary Public.

Commission Expires _____.

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 _____.

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WARRANTY DEED

FROM

GERALD A. SWITZER and wife,

RUTH SWITZER

TO

HAL HERRON YARBROUGH,

a single person

C 4 0 4 2 9

IDENTIF. REFERENCE

JAN 31 3 13 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

JAN31'74 CONV 20,000.00

JAN31'74 STAX A* 52.00

JAN31'74 PRFEE A* .50

JAN31'74 W'DEED A* 8.00 * 60.50

Pat