BOOK 1838 PAGE 522 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Allen Yancey, Et Ux

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1974.

Notary Public

MY COMMISSION EXPIRES: May 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Yancey, et ux (NAME)	Guaranty Mortgage Company (NAME)	8DA-14575
2716 O'Neal Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 81-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37238 (CITY) (STATE) (ZIP)	Par 5

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~~, I, MYRNA A. DIXON (Formerly Myrna A. Lesley)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLEN YANCEY and wife, MARTHA D. YANCEY

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:

LAND in Davidson County, Tennessee, being Lot No. 98 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee.

SAID Lot No. 98 begins at a point in the west margin of O'Neal Drive, the common front corner of Lots Nos. 97 and 98; thence westerly 109.1 feet to a point in the rear margin of Lot 100; thence southerly 8.0 feet to the common rear corner of Lots Nos. 99 and 100; thence, continuing southerly 93.5 feet along the common boundary of Lots Nos. 98 and 99 to a point in the north margin of Vance Avenue; thence easterly 65.2 feet with said margin to a concrete monument which marks the beginning of a curve with a radius of 20.0 feet; thence easterly and northerly around said curve 29.82 feet to a concrete monument in the west margin of O'Neal Drive; thence 61.33 feet northerly to the beginning.

BEING the same property conveyed to Myrna A. Lesley, by deed from Thomas N. Bainbridge, Unmarried, of record in Book 2962, page 203, Register's Office for Davidson County, Tennessee.The said Myrna A. Lesley having since married.
It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville, of record in Book 2985, page 507, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2716 O'Neal Drive, Nashville, Tennessee
(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 my hand this 26th day of July, 19 74

Myrna A. Dixon

Myrna A. Dixon

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myrna A. Dixon

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July 1974

Commission expires May 29, 1977

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 MYRNA A. DIXON

TO ALLEN YANCEY, ET UX

C 6 4 9 9

IDENTIF. REFERENCE

JUL 29 11 50 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 29 74	CONV	13,000.00			
JUL 29 74	S'TAX		A*	33.80	
JUL 29 74	PR'FEE		A*	.50	
JUL 29 74	W'DEED		A*	4.00	* 38.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Box 9
Castleman & Harris, Attys.