BOOK 4869 PAGE 170

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ira T. Adams (NAME)	Same (NAME)	16DA 06020
3910 General Bate Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Robert G. Yeager and wife, Kathryn S. Yeager,

have this day bargained and sold, and do hereby transfer and convey unto the said Ira T. Adams, his

~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southeast part of Lot 11 on the Plan of Noelton, not of record, described as follows:

Beginning on the northerly margin of Clifton Lane, formerly Clifton Avenue and/or Fourth Avenue, at H. W. Morgan's southeast corner; thence with his easterly line northerly 202 feet to his northeast corner; thence easterly parallel with said Clifton Lane 210 feet, more or less, to the right of way of Lealand Lane, formerly the right of way of the Nashville Street Railway and/or the Overland Dummy Railway; thence with said right of way southerly 202 feet, more or less, to the northerly margin of Clifton Lane; thence with the northerly margin of Clifton Lane westwardly 210 feet to the beginning.

Being the same property conveyed to Robert G. Yeager and wife, Kathryn S. Yeager, by deed from Eva Grimes Yeager, of record in Book 4199, page 960, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 18th day of November 19 74

Affiant

My commission expires: 11-30-76 (Affix Seal)

Notary Public

PERCY W. [illegible] INS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 1000 Clifton Lane, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ira T. Adams, his ~~XXXXXX~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Ira T. Adams, his

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 18th day of November, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert G. Yeager

Kathryn S. Yeager

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

BOOK 4869 PAGE 171

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert G. Yeager and wife, Kathryn S. Yeager,

the within named bargainor S, 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 18th day of November, 19 74

Notary Public

Commission expires 11-30-76

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

NOV 19 ☲ CONV 30,000.00
NOV 19 ☲ S'TAX A* 78.00
NOV 19 ☲ PR'FEE A* .50
NOV 19 ☲ W'DEED A* M.00 * 82.50

C 78674

IDENTIF. REFERENCE

Nov 19 9 40 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ROBERT G. YEAGER, ET UX

TO
IRA T. ADAMS

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

PEDIGO & SAINDON

File: Rec'd Book P Williams Co Mem