This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 4915 PAGE 608

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Randall Hylton, et ux (NAME)	Mortgage Associates, Inc. (NAME)	
3601 Meadowbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	104-5
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Atlanta, GA 30328 (CITY) (ZONE) (STATE)	289 PW

FOR AND IN CONSIDERATION of the sum of ----$10---

----Ten and no/100---- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4608, page 933, Register's Office Davidson County, Tennessee, dated May 31, 1972 to secure Mortgage Associates, Inc., in the original amount of $14,000.00 payable as therein specified, Richard D. Cahoy, Trustee. Said mortgage has been assigned to East River Savings Bank, of record in Book 4622, page 256, Register's Office Davidson County, Tennessee.
We, Richard O. Yates and wife Melinda H. Yates

have this day bargained and sold, and do hereby transfer and convey unto the said

Randall Hylton and wife Bonnie E. Hylton

their ~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

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 Richard O. Yates and wife Melinda H. Yates by deed from Frank R. Coleman and wife Mabel Y. Coleman of record in Book 4608, page 931, 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 $ 23,530.00

Subscribed and sworn to before me, this the 23rd day of May 19 75

Affiant

My commission expires: 3/3/77 (Affix Seal)

Notary Public

This is {unimproved / improved (X)} property, known as 3601 Meadowbrook Avenue, Nashville, Tennessee 37205
(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

Randall Hylton and wife Bonnie E. Hylton

their ~~XXXXX~~ *(Successors),*

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.* , except deed of trust assumed above.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Randall Hylton and wife Bonnie E. Hylton

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

Witness our *hand* s *this* 23rd *day of* May, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard O. Yates

Melinda H. Yates

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Richard O. Yates and wife Melinda H. Yates, *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* 23rd *day of* May, *19*75

Commission expires 2/3/79

Notary Public

LEON RUSH NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

MAY27 75 CONV 23,500.00
MAY27 75 S'TAX A* 61.10
MAY27 75 PR'FEE A* .50
MAY27 75 W'DEED A* 4.00 * 65.60

WARRANTY DEED

FROM
RICHARD O. YATES, ET UX

TO
RANDALL HYLTON, ET UX

C 99705

IDENT. REFERENCE

MAY 27 9 17 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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