BOOK 4925 PAGE 967 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00

Ronald O. Yearwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 19 75

Notary Public

My Commission Expires AUG. 14, 1978

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Atty.-2525 Lebanon Rd. Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD O. YEARWOOD ET UX	FIDELITY FED. S. & L. ASSOC.	95-3
(NAME)	(NAME)	
FAIRWAY DRIVE	236 4th Ave. N.	123
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37214	NASHVILLE, TENNESSEE 37201	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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,~~ Anna Louise Litsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald O. Yearwood and wife, Ione Kimbrell Yearwood

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:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 2[illegible], 1965, as follows:

BEGINNING on the northerly margin of Fairway Drive, at the southwest corner of Lot No. 93 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's Office for said County; thence north 1° 09' East 168.1 feet; thence south 87° 06' east 289 feet; thence north 13° 43' east 70.6 feet; thence north 6° 22' west 537.6 feet; thence north 2° 06' west 514.7 feet; thence south 78° 11' west 70.1 feet; thence south 8° 12' 38" west 476.1 feet; thence south 22° 24' 25" west 391.4 feet to the beginning of a curve; thence around said curve, in a southwesterly direction 431 feet to the northerly margin of Fairway Drive; thence with the same, south 86° 52' east 152 feet to the beginning, containing 5.5 acres, more or less.

BEING the same property conveyed to R. F. Litsey and wife, Anna Louise Litsey by deed from Jordan F. Litsey and wife, Peggy Y. Litsey, of record in Book 4024, page 104, Register's Office for Davidson County, Tennessee, the said R. F. Litsey having since died.

GRANTOR also conveys unto grantees all their right, title, and interest, in and to a strip of land, 50 feet in width, lying immediately adjacent to and southerly from the south boundary of the above described land; said strip of land being an extension of Fairway Drive running from the westerly terminus of said drive as shown on the Plan of Merry Oaks Subdivision of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee, to the easterly right of way of Briley Parkway and is conveyed subject to the rights of other adjoining landowners for ingress and egress.

This is unimproved ( ) improved (X) property, known as Fairway Drive Nashville, Tenn.
(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 19th day of June, 19 75

ANNA LOUISE LITSEY: Anna Louise Litsey

STATE OF TENNESSEE
Davidson County

BOOK 4925 PAGE 968

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Louise Litsey

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 office in Nashville, Tennessee, this 19th day of June, 19 75.

Commission expires My Commission Expires AUG 14, 1978

Robert W. Thurman
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (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

L#110224-1 $159,500.00

WARRANTY DEED

FROM
ANNA LOUISE LITSEY

TO
RONALD O. YEARWOOD ET UX,
IONE KIMBRELL YEARWOOD

D 0 4 1 0 4
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

JUN 24 10 04 AM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN24 75	CONV	90,000.00			
JUN24 75	CONV	69,500.00			
JUN24 75	S'TAX		A*	414.70	
JUN24 75	PB'FEE		A*	.50	
JUN24 75	W'DEED		A*	4.00	* 419.20