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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

Luther Yarbrough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 1975

M. K. Caldwell
Notary Public

MY COMMISSION EXPIRES: 11/26/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
B. R. KENNEDY, JR., ATTORNEY, 929-STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIA L. MALLERNEE (NAME)	DOBSON AND JOHNSON CO. (NAME)	Map84-11-59
902-STAHLMAN BUILDING (STREET ADDRESS OR ROUTE NUMBER)	311-PLUS PARK BLVD., (STREET ADDRESS)	Par.03D 44526
NASHVILLE, TENN. (37201) (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (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, LUTHER YARBROUGH AND WIFE, RUTH M. YARBROUGH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIA L. MALLERNEE

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. 271 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 271 fronts 75 feet on the northerly side of Maplecrest Drive and runs back 149.9 feet on the easterly line and 149.8 feet on the westerly line, to a dead line to the rear, measuring 75 feet thereon.

Being the same property conveyed to Luther Yarbrough and wife, Ruth M. Yarbrough, by deed from Clyde W. Hill, Jr., of record in Book 3989, page 448, Register's Office for Davidson County, Tennessee.

This sonveyance is made subject to Deed of Trust executed by Clyde W. Hill,Jr., unmarried to Albert Wm. Johnson, Trustee of record in Book 3880, page 802, said Register's Office to secure to Dobson & Johnson, Inc., the payment of one note dated March 15, 1965 in the original principal amount of $11,400.00. By instrument of record in Book 3881, page 832 said Register's Office said deed of trust was assigned to Woodmen of the World Life Insurance Society.

This conveyance is also made subject to restrictive covenants of record in Book 1874, page 452, R.O.D.C.,Tenn.; and also subject to Plan of record in Book 1835, pages 27 and 28, said Register's Office, which shows a 10 foot easement for public utilities along the rear line of said lot and a 40 foot minimum building setback line from Maplecrest Drive.

unimproved ( )
This is improved (X) property, known as 2244-Maplecrest 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 Our hands this 12th day of August, 1975

Luther Yarbrough
LUTHER YARBROUGH

Ruth M. Yarbrough
RUTH M. YARBROUGH

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. L. Randall, a Notary Public in and for said County and State, the within named Luther Yarbrough and wife, Ruth M. Yarbrough,

the 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 12th day of August 1975

Commission expires 11/19/75

M. L. Randall
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
Luther Yarbrough and wife,
Ruth M. Yarbrough

TO
Julia L. Mallernee

D 11032

IDENTIF. REFERENCE

AUG 13 1 52 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

PLEASE MAIL TO:
CUMBERLAND REALTY COMPANY
902-STAHLMAN BLDG.,
NSHVILLE, TENN. (37201)

AUG 13 75	CONV	14,500.00			
AUG 13 75	S'TAX		A*	37.70	
AUG 13 75	PH'FEE		A*	.50	
AUG 13 75	W'DEED		A*	4.00	* 42.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.