BOOK 4990 PAGE 285

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 1976

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Yeatts etux (NAME)	Schumacher Mortgage Co. Inc. (NAME)	2DA-58475
1311 Mercury Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. Clark Tower (STREET ADDRESS)	120-5-167
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (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, WILLIAM E. RADER and wife, PAULINE P. RADER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD L. YEATTS and wife, TERINEY YEATTS

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. 119 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 119 fronts 65 feet on the southerly side of Mercury Drive and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to William E. Rader and wife, Pauline P. Rader by Deed from Rachel S. Barrett of record in Book 4520, page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the curreny year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1311 Mercury Drive, Nashville, Tenn. 37217
(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 hand s this 20th day of January, 1976

William E Rader
WILLIAM E. RADER

Pauline P. Rader
PAULINE P. RADER

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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 William E. Rader and wife, Pauline P. Rader

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 20th day of January 19 76

Commission expires 7/20/76

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

WARRANTY DEED

FROM WILLIAM E. RADER ETUX

TO RICHARD L. YEATTS ETUX

Please file in Box 4, Foley & Weiss, Attorneys

D 32954

IDENTIF. REFERENCE

JAN 21 2 16 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 21 76	CONV	20,300.00				
JAN 21 76	S'TAX		B*	52.78		
JAN 21 76	R'FEE		B*	.50		
JAN 21 76	W'DEED		B*	4.00	*	57.28