BOOK 5014 PAGE 290 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant WM. D. YEARGIN, JR.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HAMILTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Wm. D. Yeargin, Jr. (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	175-00-12
400-A Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	2D-22130
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, LYTLE C. JACKSON and wife, HAZEL JACKSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM D. YEARGIN, JR., and wife, PAULA J. YEARGIN

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:

BEING located in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard, the Southeast corner of tract conveyed to C. W. Mitchell and wife, Lelia Harlan Mitchell, by J. E. Nance, Jr., and wife, Hilda Baker Nance, by deed of record in Book 1235, page 79, Register's Office for Davidson County, Tennessee; running thence North 72 degrees 40' West 185.72 feet to a point in the center of said Old Hickory Boulevard; thence North 17 degrees 20' East 606.6 feet to a stake in the northeastern boundary line of said tract conveyed by J. E. Nance, Jr., and wife, as aforesaid; thence South 52 degrees 45' East 157.2 feet to a post; thence South 57 degrees 35' East 150 feet to a post and rock, the northeast corner of said tract; thence South 29 degrees 5' West 525 feet to point of BEGINNING, containing 3 acres, more or less.

BEING the same property conveyed to Lytle C. Jackson and wife, Hazel Jackson by deed from Lelia Harlan Mitchell, a widow, of record in Book 2283, page 289, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to any Restrictions of record.

This is (unimproved) (improved) property, known as 400-A Old Hickory Boulevard, Antioch, Tn. 37013
(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 8th. day of April, 19 76

X _____ X _____

HAZEL JACKSON LYTLE C. JACKSON

STATE OF TENNESSEE
DAVIDSON County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lytle C. Jackson and wife, Hazel Jackson

the bargainor, 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 8th day of April 19 76

Commission expires 1-30-79

Notary Public

STATE OF TENNESSEE
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

TO

D 44152

TOGETHER WITH REFERENCE

APR 12 9 13 AM '76

FEE $ STATE TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

CO 24,000.00	MO
WD 4.00	MS
TD	ST 62.40
CC	ST
MR	PF .50
UCC	TOTAL 66.90