THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

ATTORNEY AT LAW, TENN.

BOOK 5053 PAGE 514

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP, PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 102-7-38 | FRANCIS JAMES YCHNITZ<br>ET UX | Mortgage Corp. of the South<br>P. O. Box 10726<br>Birmingham, Alabama 35202 |
| FIELD BOOK NUMBER(S)<br>8D-8575 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>6620 Cabot Drive | LOAN OR ACCOUNT NO. |
| | | PROPERTY IS [X] IMPROVED [ ] UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| AUG-3 | CONV | 39,900.00 | | | |
| AUG-3 | STAX | | B* | 103.74 | |
| AUG-3 | PRFEE | | B* | .50 | |
| AUG-3 | WDEED | | B* | 4.00 | * 108.24 |

IONA M. COBLE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANCIS JAMES YUCHNITZ and wife, MARIE M. YUCHNITZ hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 118 on the Plan of Charlotte Park, Section 26, as of record in Plat Book 3700, page 91.

Said Lot No. 118 fronts 85 feet on the easterly margin of Cabot Drive and extends back between parallel lines, 149.98 feet to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Iona M. Coble, by deed from Eugene Logue Davis, as of record in Book 4967, page 845.

This conveyance is made subject to restrictions of record in Book 4065, page 67, as amended in Book 4142, page 166.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of July, 19 76

Iona M. Coble

Iona M. Coble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Iona M. Coble

the bargainor(s), 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 Nashville, Tennessee, this, the 30th day of July, 1976.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1976

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED
DBH:mas

FROM

IONA M. COBLE

TO

FRANCIS JAMES YUCHMITZ

AND WIFE

D61597

IDENTIF. REFERENCE

AUG 3 2 36 PM '76

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

Return to: KELLEY, HERBERT & CRAWFORD
ORTALE,
23rd Flr. L. & C.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public