BOOK 5061 PAGE 414

This instrument prepared by: Andrew D. Tanner, Attorney
216 Third Avenue North
Nashville, TN 37201

WARRANTY DEED

G-199123-CTIC

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Yeargin	Mrs. Louise K. Walker	6DU-29555
(NAME)	(NAME)	
4933 Salem Drive	Route #5,	147-5-166
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Sparta, Tennessee 38583	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - TEN and NO/100 - ($10.00) - *Dollars,* cash paid by Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by said Grantee of the unpaid principal balance of a note in the original amount of $27,500.00 to Louise K. Walker, secured by an installment deed, dated September 10, 1974, to John R. Reynolds, Trustee, of record in Book 4851, page 744, Register's Office for Davidson County, Tennessee, payable as specified therein.

WE, BARBARA A. ODELL and husband, MARTIN T. ODELL

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT A. YEARGIN, SINGLE

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 20 on the Map of Caldwell Country Estates, Section I, as of record in Book 2663, page 68, Register'd Office for said County.

Said Lot No. 20 fronts 120 feet on the southwesterly side of Salem Drive and runs back 138.2 feet on the southeasterly line and 115 feet on the northwesterly line to a dead line, measuring 122.2 feet thereon.

Being the same property conveyed to Martin T. Odell and wife, Barbara A. Odell, by deed from Louise K. Walker, of record in Book 4851, page 744, and reconveyed by Quitclaim deed from Martin T. Odell to Barbara A. Odell, as of record in Book 4905, page 33, Register's Office for Davidson County, Tennessee.

NOTE: This conveyance is made subject to 10-foot easement for public utilities along the southwesterly line of premises, 40-foot building setback line from Salem Drive and conditions of owner's certificate as shown on plan of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee; and to restrictive covenants of record in Book 2802, page 369, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,900.00

Affiant

Subscribed and sworn to before me, this the 23rd day of August 19 76

Notary Public

My commission expires: 1979 (Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY TENN.

This is unimproved ( ) improved (X) property, known as 4933 Salem Drive, Nashville, Tennessee 37211 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert A. Yeargin his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the abovementioned deed assumed by the Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert A. Yeargin his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* twenty-third *day of* August, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martin T. Odell
Martin T. Odell

Barbara A. Odell
Barbara A. Odell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin T. Odell and wife, Barbara A. Odell,

the within named bargainors, 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 23rd day of August, 19 76.

Ina N. Kent Notary Public

Commission expires My Commission Expires May 13, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

AUG24'76	CONV	37,900.00				
AUG24'76	S'TAX		B*	98.54		
AUG24'76	PR'FEE		B*	.50		
AUG24'76	W'DEED		B*	4.00	*	103.04

WARRANTY DEED

FROM
BARBARA A. ODELL, ET VIR

TO
ROBERT A. YEARGIN

D 64581

IDENTIF. REFERENCE

AUG 24 9 46 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204