WARRANTY DEED

BOOK 5069 PAGE 219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard O. Yates	The Chamberlain Company	
(NAME)	(NAME)	
3938 East Ridge Dr.	620 Lindsay St. at Oak	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Chattanooga, Tenn. 37403	5DU-47146
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4924, page 953, Register's Office for Davidson County, Tennessee.

We, Richard W. McAbee and wife, Linda M. McAbee

have this day bargained and sold, and do hereby transfer and convey unto the said

Richard O. Yates and wife, Melinda H. Yates

certain real estate in Davidson County, Tennessee, as follows: their ~~heirs~~ *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 114 on the Map of Section Two, Locustwood Subdivision, as of record in Book 2331, page 147, Register's Office for said County.

Said Lot No. 114 fronts 79 feet on the east side of East Ridge Drive and runs back 222.9 feet on the southerly line and 222.7 feet on the northerly line to a dead line in the rear, measuring 79 feet thereon.

Being the same property conveyed to Richard W. McAbee and wife, Linda M. McAbee by deed from M. Roger Hunley and wife, Justine S. Hunley of record in Book 4924, page 951, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,538.70

Subscribed and sworn to before me, this the 15th day of September, 19 76

Affiant

My commission expires: Dec. 3 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3938 East Ridge Dr. (House Number) (Street) Nashville, Tenn. 37211 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

Richard O. Yates and wife, Melinda H. Yates,

their ~~heirs~~,

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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Richard O. Yates and wife, Melinda H. Yates, their ~~heirs~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* September, 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.*

Richard W. McAbee

Linda M. McAbee

This Instrument Was Prepared By

Phillip Sandon (g.f)

Of The Law Firm Pedigo & Sandon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Kilpatrick, a Notary Public in and for said County and State, Richard W. McAbee and wife, Linda M. McAbee 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 15th day of September, 19 76.

Commission expires Dec. 3, 1978

Mary E. Kilpatrick, Notary Public

MARY E. KILPATRICK NOTARY PUBLIC DAVIDSON COUNTY

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 .....

SEP 17 76	CONV	29,538.70			
SEP 17 76	S'TAX		B*	76.70	
SEP 17 76	PR'FEE		B*	.50	
SEP 17 76	W'DEED		B*	4.00	* 81.20

WARRANTY DEED

FROM

RICHARD W. McABEE, ET UX

TO

RICHARD O. YATES, ET UX

OAKES AND SMITH REALTY CO., INC.

D68330

IDENTIF. REFERENCE

SEP 17 8 27 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON