WARRANTY DEED

BOOK 5105 PAGE 536

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29900.00

x Robert P. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January, 1977.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber and Robinson, Attys. 107 Donelson Pike Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Yates (NAME)	Mtg. Corporation of the South (NAME)	
117 Bonnabrook Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	75-13
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35202 (CITY) (STATE) (ZIP)	235 Pt

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, Stephen C. Kinman and wife, Marlene H. Kinman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert P. Yates and wife, Sherry L. Yates

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 Lot No. 8 on the Addition to Sec. IV, Hermitage Hills, as of record in Book 3842, page 128, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northwesterly margin of Pacifica Drive, at the corner of Lots 8 and 9; thence with the line between said lots, northwesterly 134.3 feet to a corner of Lot No. 25; thence with the line between Lots 8 and 25, northeasterly 129 feet to a point in the southwesterly margin of Bonnabrook Drive; thence with the margin of the same, southeasterly 114.1 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a point in the northwesterly margin of Pacifica Drive; thence with the margin of the same, southwesterly 116.9 feet to the point of beginning.

Being the same property conveyed to Stephen C. Kinman and wife, Marlene H. Kinman by deed from John H. Roach and wife, Trilba S. Roach as of record in Book 4429, page 804, Register's Office for Davidson, County, Tennessee.

This is ( ) unimproved (X) improved property, known as 117 Bonnabrook Dr. Hermitage, TN. 37076
(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 11th day of January, 1977

x Stephen C. Kinman

x Marlene H. Kinman

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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, the within named Stephen C. Kinman and wife, Marlene H. Kinman

the 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 4th day of January, 1977.

Commission Expires 6/23/79

E. A. Wilkerson
Notary Public

WILKERSON NOTARY PUBLIC STATE OF TENNESSEE

STATE OF
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 purpose 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

D 85054

IDENTIF. REFERENCE

JAN 13 10 21 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
W. G. TRABER
P.O. Box 22253
NASHVILLE, TENN. 37214

JAN 13 F CONV 29,900.00
JAN 13 F S'TAX 8* 77.74
JAN 13 F FEE 8* .50
JAN 13 F DEED 8* 4.00 * 82.24

WARRANTY DEED

FROM
Stephen C. Kinman et ux

TO
Robert P. Yates et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York