BOOK 5224 PAGE 404

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF November 19 77

Notary Public

MY COMMISSION EXPIRES: 2-25-81

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Randell Yarbrough (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 162-2
5041 Colemont Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 180
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU-52622

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, JOHN E. BRANTON & WIFE HELEN F. BRANTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORRIS RANDELL YARBROUGH AND WIFE, NIKI G. YARBROUGH

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:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, said Register's Office.

Said Lot No. 207 fronts 73.5 feet on the northwesterly side of Colemont Drive and runs back 342.0 feet on the southwesterly line and 377.4 feet on a broken northeasterly line, to a line in the rear which measures 41.7 feet thereon.

Being part of the same property conveyed to John E. Branton by deed from Shufeld Company, a Tennessee Corporation of record in Book 5083, page 677, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5041 Colemont Drive, Nashville, Tennessee
(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 hand this 17th day of November, 19 77

John E. Branton

Helen F. Branton

BOOK 5224 PAGE 405

STATE OF TENNESSEE
Davidson County

Personally appeared before me, KATHY JO HAHN, a Notary Public in and for said County and State, the within named John E. Branton & Wife, Helen F. Branton

the bargainor, 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 Nashville, Tennessee, this 17 day of Nov. 19 77

Commission expires 2-23-81

Kathy Jo Hahn
Notary Public

STATE OF TENNESSEE
Davidson 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

Loan No. 560550-9

WARRANTY DEED

FROM
John E. Branton, ETUX

TO
Morris Randell Yarbrough and wife,
Niki G. Yarbrough

E 37728

IDENTIF. REFERENCE

Nov 18 2 41 PM '77

FEL'X [illegible] REGISTER
DAVIDSON CO. TN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 18 77	CONV	45,950.00			
NOV 18 77	S'TAX		B*	119.34	
NOV 18 77	PR'FEE		B*	.50	
NOV 18 77	W'DEED		B*	4.00	* 123.84