# WARRANTY DEED

BOOK 5316 PAGE 891

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,493.79

William G. Traber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF July, 1978.

E. M. Hibbs
Notary Public

MY COMMISSION EXPIRES: 6/23/79
(AFFIX SEAL)

Deed

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Madeline R. Pulliam (NAME) | Guaranty Mortgage Co. (NAME) | 75-13 |
| 243 Jacksonian Dr. (STREET ADDRESS OR ROUTE NUMBER) | 311 Seventh Ave. North (STREET ADDRESS) | Par 45 Is |
| Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tn. (CITY) (STATE) (ZIP) | |

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, Leonard R. Yoakum and wife, Corolyn J. Yoakum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madeline R. Pulliam

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. 258 on the Revised Map of Hermitage Hills Subdivision, Section II, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 258 fronts 80.13 feet on the northeasterly side of Jacksonian Drive and runs back 150 feet on the southeasterly line and 149.6 feet on the northwesterly line to a dead line in the rear and measures 78 feet thereon.

Being the same property conveyed to Leonard R. Yoakum and wife, Corolyn J. Yoakum by deed from Fred Mack Williams and wife, Peggy Joyce Williams, as of record in Book 4781, page 500, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4781, page 502, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

Corolyn J. Yoakum and Carolyn J. Yoakum are one and the same person.

This is unimproved ( ) improved (X) property, known as 243 Jacksonian Drive, Hermitage, 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 our hand & this 8th day of July, 1978

Leonard R. Yoakum & Corolyn J. Yoakum

Leonard R. Yoakum Corolyn J. Yoakum

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard R. Yoakum and wife, Corolyn J. Yoakum

the bargainor S 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 7th day of July 19 78

E. H. Nelson, Notary Public

Commission Expires 6/23/79

NOTARY PUBLIC AT LARGE 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

Notary Public

My commission expires

E 79245

IDENTIF. REFERENCE

JUL 27 2 18 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL 27 78 | CONV | 36,493.79 | | | |
| JUL 27 78 | S'TAX | | B* | 94.90 | |
| JUL 27 78 | PR'FEE | | B* | .50 | |
| JUL 27 78 | W'DEED | | B* | 4.00 | * 99.40 |

WARRANTY DEED

FROM Leonard R. Yoakum et ux

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York