Please Mail to:
JOHN G. DOAK
2525 Lebanon Road
Nashville, TN 37214

Form furnished by Attorneys Title Company, Inc.

BOOK 5332 PAGE 123

Form No. WD-2

FROM
ERNEST L. YATES, JR.

TO
ROY T. ALEXANDER

For draftsman's use

PREPARED BY:
John G. Doak, Attorney
2525 Lebanon Road
Nashville, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy T. Alexander (NAME)	Guaranty Mortgage Company (NAME)	3D58804
2847 Teakwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2708 (STREET ADDRESS)	96-10
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	78

(FOR REGISTER'S USE)

E 8611 8

IDENTIF. REFERENCE

AUG 31 8 54 AM '78

FELIX Z. HAISON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,372.16 Susan J. Blankenship
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August 19 78.

Marie B. Clanton
Notary Public

MY COMMISSION EXPIRES: 6 Feb 1982

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated April 3, 1974, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4802, page 867, and note of even date thereby secured, in the original principal amount of $16,000.00, payable to Guaranty Mortgage Company which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of David R. Bennett and wife, Helen T. Bennett and Ernest L. Yates, Jr. under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the the guaranty or insurance of the indebtedness above mentioned.

~~Ernest L. Yates, Jr.~~ have bargained and sold, and by these presents do transfer and convey unto the said Roy T. Alexander 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. 239 on the Plan of Cloverhill, Section No. VI, of record in Book 2133, page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 239 fronts 75 feet on the southerly margin of Teakwood Drive and extends back 166.8 feet on the westerly line and 165.2 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Ernest L. Yates, Jr. and wife, Sandra J. Yates by deed from David R. Bennett and wife, Helen T. Bennett of record in Book 4921, page 437, Register's Office for Davidson County, Tennessee, and being conveyed to Ernest L. Yates, Jr., by Divorce Decree of record in Book 5326, page 920, said Register's Office.

Grantor further transfers and conveys unto grantee the funds held in escrow and does hereby authorize Guaranty Mortgage Company to transfer the existing insurance on the premises to grantees.

AUG31 78	CONV	25,372.16			
AUG31 78 S'TAX			B*	66.04	
AUG31 78 PRFEE			B*	.50	
AUG31 78	WDEED		B*	4.00	* 70.54

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WD-2

This is unimproved ( ) improved (X) property, known as 2847 Teakwood Drive, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 heirs and assigns, forever.

And I do covenant with the said grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23 day of August, 19 78

Ernest L. Yates Jr.
ERNEST L. YATES, JR.

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 Ernest L. Yates, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of August, 19 78.

Marie B. Cummings, Notary Public.

MARIE B. CUMMINGS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission expires 6 February, 1982

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 _____