Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5340 PAGE 52

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard O. Yates et ux	First Tennessee Bank N. A. Memphis	Map 147-4
(NAME) 299 Wallace Road	(NAME) P. O. Box 474	Parcel 60
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
cash in hand paid by Richard O. Yates and wife, Melinda H. Yates and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, *Dollars,*

We, Ernest G. Ryman and Sandra E. Ryman

have this day bargained and sold, and do hereby transfer and convey unto the said Richard O. Yates and wife, Melinda H. Yates,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Beverly Heights Subdivision, Section II, as of record in Book 2331, page 42, Register's Office for said County.
Said Lot No. 89 fronts 115 feet on the southerly side of Wallace Road and runs back 330.9 feet on the westerly line and 378.9 feet on the easterly line to a dead line in the rear on which it measures 128 feet.

Being the same property conveyed to Ernest G. Ryman and wife, Sandra E. Ryman, by deed from Jean Y. Greene of record in Book 4822, page 964, Register's Office for said County, the said Ernest G. Ryman and Sandra E. Ryman having sinced divorced, of record in Minute Book 143A, page 703, First Circuit Court of Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utilities, 40-foot building setback line from Wallace Road, and conditions of Owner's Certificate of record in Book 2331, page 42, Register's Office for said County; and restrictive covenants of record in Book 2440,page 199, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00

Subscribed and sworn to before me, this the 18th day of Sept. 1978

Affiant Richard O. Yates

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

NOTARY PUBLIC

This is improved (XX) unimproved ( ) property, known as 299 Wallace Road, Nashville, Tennessee 37211
(House Number) (Street) 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 *(successors), 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 for 1978 taxes which are prorated.

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 *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 18th *day of* September, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest G. Ryman

Sandra E. Ryman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Ernest G. Ryman and Sandra E. Ryman

the within named 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* 18th *day of* Sept., *19* 78

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 23/

WARRANTY DEED

FROM

Ernest G. Ryman et al

TO

Richard O. Yates et ux

E 89665

IDENTIF. REFERENCE

SEP 20 11 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 20 78	CONV	41,000.00			
SEP 20 78	S'TAX		B*	106.60	
SEP 20 78	PR'FEE		B*	.50	
SEP 20 78	W'DEED		B*	4.00	* 111.10

Compliments of
Chicago Title Insurance Company
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Phone 255-4631
NASHVILLE, TENNESSEE 37238