5541 [illegible] CHECK

FORM NO. WD-1

BOOK 5534 PAGE 883

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

James M Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF APRIL, 1980

William F. Ewell
Notary Public

MY COMMISSION EXPIRES: 10-25-83

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Yates (NAME)	Engel Mortgage Company, Inc. (NAME)	16DA 7290
3704 Ferndale Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	117-16
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	117

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, Charles D. Crosier et ux Joe Nelle Crosier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Yates et ux Ruth Faye Yates, as Tenants by the Entirety

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. 7 of Block "P" on the Plan of Maplehurst Subdivision, of record in Plat Book 843, Pages 22 and 23, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles D. Crosier and wife, Joe Nelle Crosier by deed from Thomas R. Ford and wife, Rose M. Ford, of record in Book 4444, Page 57, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 3704 Ferndale Avenue (House Number) (Street) Nashville, TN. 37215 (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 23TH day of APRIL, 1980

Charles D. Crosier — Charles D. Crosier

Joe Nelle Crosier — Joe Nelle Crosier

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Crosier et ux Joe Nelle Crosier

the bargainor, 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 23TH day of APRIL 1980

Commission expires 10-15-83

William F. Hobbs
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

F 86656

WARRANTY DEED

FROM

Charles D. Crosier

TO

James A. Yates

IDENTIF. REFERENCE

APR 25 10 37 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.

2 [illegible]
3[illegible] Park Blvd
Nashville, Tennessee 37217
Attn: Box #34

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

55100.00- CO
157.74 CO TX
.50 PRFEE
6.00 MORTG
CHECK 162.24-
5541A04/25/80 CHL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F866556

IDENTIFICATION REFERENCE

APR 25 10 37 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 754363