This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249937 FILE BOX #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lemuel G. Yerby (NAME)	First Tennessee Bank National Association (NAME)	
1119 Draughon Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	MAP 118-9
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	PARCEL 88

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Lemuel G. Yerby and wife, Anne B. Yerby and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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Don R. Hoffmeister, and wife, Karen R. Hoffmeister

have this day bargained and sold, and do hereby transfer and convey unto the said Lemuel G. Yerby, and wife, Anne B. Yerby

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the east 12 feet of Lot No. 3, all of Lots Nos. 4 and 5 and the west 15 feet of Lot No. 6 on the Map showing the subdivision of the Draughon Tract, of record in Book 974, page 39, Register's Office for said County.

Said Lots and parts of said Lots front 87 feet on the south side of Draughon Avenue and runs back 166 feet, more or less, on the west line of part of Lot No. 3 and 168 feet, more or less, on the east line of part of Lot No. 6, to a dead line in the rear on which they measure 87 feet.

Being the same property conveyed to Don R. Hoffmeister and wife, Karen R. Hoffmeister, by deed from William Cobia Barron and wife, Willie F. Barron of record in Book 4877, page 393, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,000.00

Subscribed and sworn to before me this the 23rd *day of* December 19 85

My commission expires: 5-20-87 *(Affix Seal)*

Affiant

Notary Public Judy A. Dobbs

unimproved ( )
This is improved (XX) property, known as 1119 Draughon Avenue, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 23rd *day of* December, *19*____, 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Don R Hoffmeister
Don R. Hoffmeister

Karen R Hoffmeister
Karen R. Hoffmeister

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* Don R. Hoffmeister and wife, Karen R. Hoffmeister

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23rd *day of* December, *19* 85.

Judy A Dobbs
Notary Public

Commission expires 5-20-87

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

Don R. Hoffmeister etux

TO

Lemuel G. Yerby etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 26 9 12 AM '85

IDENTIFICATION REFERENCE

6361 9

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

1230 .00- CASH
315.00 CSTAX
.50 PRFEE
6.00 MTGTX
CHECK 329.00-
9568A12/26/95 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6361-9

IDENTIFICATION REFERENCE

Dec 26 9 12 AM 95

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 204483