BOOK 6797 PAGE 326

file 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$44,500.00 Margaret Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: 6-6-87
(AFFIX SEAL)

17869

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL C. McCALL (NAME)	Citizens and Southern Mortgage Company (NAME)	MAP 83-6
809 North 16th Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PAR 44
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Tucker, GA- 30085-0656 (CITY) (STATE) (ZIP)	27 W 3255

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 Thomas Yates, Joan A. Yates, Virginia Yates, Madeline Yates, Wilbur L. Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL C. McCALL and DONNA R. TAUSCHER

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:

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 4 on the Second Subdivision of the Weakley Home Tract, as of record in Book 547 page 12, Register's Office for Davidson County, Tennessee.
SAID part of Lot No. 4 fronts 50 feet on the easterly side of North 16th Street, formerly Porter Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Beulah B. Yates, Wilbur L. Yates and wife, Madeline T. Yates, Thomas F. Yates and wife, Joan P. Yates, and Roger D. Yates and wife Virginia N. Yates. The said Beulah B. Yates has since died, Wilbur L. Yates signs as administrator of the estate of Beulah B. Yates. The said Roger D. Yates has since died leaving Virginia N. Yates surviving.

Being the same property conveyed to Beulah B. Yates et al. from Alf A. McGinnis and wife, Ruth Hindsley of record in Book 3308, page 261, Register's Office for Davidson County, Tennessee.

80624

IDENTIFICATION REFERENCE

MAR 5 1 37 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) X improved ( ) property, known as 809 North 16th Street, Nashville, TN 37206
(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 24th day of February, 19 86

Thomas Yates by Joan D. Yates Atty in fact Joan A. Yates by Joan D. Yates Atty in fact
Virginia Yates Madeline Yates, Wilbur L. Yates

BOOK 6797 PAGE 327

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Virginia Yates, Madeline Yates, Wilbur L. Yates

the bargainors, 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 24th day of February, 1986.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ESTATE OF BEULAH B. YATES, ET AL

TO

MICHAEL C. McCALL

DONNA R. TAUSCHER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of February, 1986, before me personally appeared Tom D. Yates, to me known to be the person who executed the foregoing instrument in behalf of Thomas Yates and Joan A. Yates, and acknowledged that he executed the same as the free act and deed of said Thomas Yates and Joan A. Yates.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of February, 1986.

My Commission Expires: 4/19/87

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5797 PAGE 328

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44500.00- CAMT.	
			116.70 CSTAX	
			.50 PREE	
			6.00 WDEED	
			CHECK 123.20-	
01/64403/05/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80624

IDENTIFICATION REFERENCE

MAR 5 1 37 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 224562