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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $52,542.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF December, 1986.

Notary Public

MY COMMISSION EXPIRES

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
315 Fourth Avenue North Suite 200 Nashville, Tennessee 37210

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL OR PROPERTY KEY NO.
Royce Eugene Yates et ux (NAME)	First Tennessee Bank	03DZ 57980
2936 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Division P. O. Box 474 (STREET ADDRESS)	096-06-0
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	164.00

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, Matt McGee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royce Eugene Yates and wife, Teresa Ann Yates

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 Lot No. 47 on the plan of Cloverhill, Section II, of record in Book 2133, page 46, Register's Office for said County.

Said Lot No. 47, which is a corner lot, fronts 100.00 feet on the northerly margin of Susan Drive and fronts 120 feet on the westerly margin of Ironwood Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 128 feet on the northerly line and 110 feet on the westerly line to a point of intersection.

Being the same property conveyed to Matt McGee by deed from Rickey E. Guthrie and wife, Nadine P. Guthrie of record in Book 5407, page 47, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5407, page 50, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is subject to restrictive covenants of record in Book 2145, page 262, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (unimproved ( ) improved (XX)) property, known as 2936 Ironwood Drive (House Number) (Street) Nashville, TN 37214 (P. O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto 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 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 my hand this 30th day of December, 1986.

Matt McGee

Matt McGee

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

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Personally appeared before me, the undersigned

of said county, Matt McGee, unmarried

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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th day of December, 1986

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, 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 himself as

WITNESS my hand and seal, at office in

this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Matt McGee

TO

Royce Eugene Yates and wife,

Teresa Ann Yates

PATRICIA SPICER CARDEN

Attorney At Law

236 Fourth Avenue North

Suite 200

Nashville, Tennessee 37219

87 7677

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

52540.87- CAPT.
147.00 STATE
.50 PROB
6.00 MORT
CHECK 150.50-
DOCUMENT TOTAL PAID .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.97.8.

IDENTIFICATION REFERENCE

DEC 30 4 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28339