THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

FILM BOX 46

BOOK 7123 PAGE 566

WARRANTY DEED

Mortage Trust Company

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Kyle Yoder	Mortgagee: /Leader/ Federal/ Mortgage/ /Inc/	Map 103-16
(NAME) 3821 Whitland Avenue	(NAME) 2401 Hillsboro Road, Suite 100	Parcel 101
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ----------
---------- *Dollars,*

Cash in hand paid by Douglas K. Yoder and wife, Elizabeth M. Yoder ,
and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

John H. Austin and Jacqueline A. Smalley, both unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Douglas K. Yoder and wife, Elizabeth M Yoder

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

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 3 of Block E on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 3 fronts 60 feet on the southerly side of Bowling Avenue, or Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John H. Austin and Jacqueline A. Smalley, both unmarried, by deed from Betty Baker McDonald (Roberts) et vir Robert L. Roberts, of record in Book 6852, page 96, Register's Office for Davidson County, Tennessee.

89056

IDENTIFICATION REFERENCE

FEB 2 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 172,900.00

Subscribed and sworn to before me this the 31st *day of* October, 1986

My commission expires: July 17, 1988 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 3821 Whitland Avenue, Nashville, Tennessee 37205
(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 31st *day of* October, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John H. Austin

Jacqueline A. Smalley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

" the undersigned"

Personally appeared before me John H. Austin and Jacqueline A. Smalley *a Notary Public in and for said County and State*

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* 31st *day of* October, 1986.

Commission expires July 17, 1988 Notary Public

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 John H. Austin and Jacqueline A. Smalley, both unmarried

TO

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

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

172900.00- CAMT.
484.12 CSTAX
.50 PRFEE
6.00 WDED
CHECK 490.62-
52|0A02/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8905.6

IDENTIFICATION REFERENCE

Feb 2 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40682