THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

Mail

NAME/ADDRESS OF NEW OWNER(S):

THOMAS D. YEAGER and
ANNE H. MILLER
737 TAHLENA AVENUE
MADIOSN, TENNESSEE 37115

MORTGAGEE(S):

DIAMOND MORTGAGE CORPORATION
212 SOUTH TRYON STREET
SUITE 700
CHARLOTTE, NORTH CAROLINA 28281

SEND TAX BILLS TO:

DIAMOND MORTGAGE CORPORATION
212 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28281

MAP AND PARCEL NOS.:

MAP 52-6
PARCEL 88
11D-78790

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 81,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thos D Yeager
AFFIANT

Subscribed and sworn to before me, this the 10th day of April 1987.

Diana L Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-88

14365

IDENTIFICATION REFERENCE

APR 14 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BARBARA JEAN CROSS WOODEN hereinafter referred to as " GRANTOR(S)" has this day bargained and sold, and by these presents does hereby transfer and convey unto the said THOMAS D. YEAGER and ANNE H. MILLER, hereinafter referred to as " GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 737 Tahlena Ave. Madison, Tennessee 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the Grantee(s), their heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 10th day of April, 1987.

Barbara Jean Cross Nutt Douglas Wooden
BARBARA JEAN CROSS NUTT DOUGLAS WOODEN

John Russell Wooden
JOHN RUSSELL WOODEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named BARBARA JEAN CROSS NUTT DOUGLAS WOODEN ET VIR, JOHN RUSSELL WOODEN, the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 10th day of April, 1987.

Diana L McKinney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in Davidson County, Tennessee, being Lot No. 87 and the northerly 25 feet of Lot No. 88 on the Plan of Madison Heights Subdivision, Section 1, as of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 87 and part of Lot No. 88 front together 125 feet on the easterly side of Tahlena Avenue and extend back 442.1 feet, more or less, on the southerly line to a dead line, measuring 125 feet, thereon.

Being the same property conveyed to Barbara Jean Cross Nutt by Final Decree, Docket No. 65127, in a case styled Barbara Jean Cross Nutt vs. Arvid Lavern Nutt, of record in Book 5745, page 345, Register's Office for Davidson County, Tennessee.

Barbara Jean Cross Nutt, Barbara Jean Cross Nutt Douglas and Barbara Jean Cross Nutt Douglas Wooden are one and the same person.

John Russell Wooden, husband of Barbara Jean Cross Wooden, joins in this conveyance for the purpose of conveying any and all right, title and interest he may ahve heretofore have had in said property.

" EXHIBIT B " BOOK 7201 PAGE 659

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real Property Taxes for future years.

2. The Plan of record in Book 1424, page 6, said Register's Office.

3. An Easement for sanitary sewers and/or storm drainage of record in Book 6154, page 501, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7201 PAGE 660

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

[illegible] • 00 CAMT.
.246.50 CSTAX
.50 PRFEE
12.00 MISC
CHECK 259.30
2910[illegible] 4/14/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14365.

IDENTIFICATION REFERENCE

APR 14 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68745