Warranty Deed

From

STEVEN V. YATES, single

To

JAMES JOSEPH PELLETIER, single

Date 22 March 1989

This Instrument Prepared by _____

8 Penn Center

Philadelphia, PA 19103

WARRANTY DEED

THIS INDENTURE, made this 22nd **day of** March **, A. D., 19** 89 **,**
between STEVEN V. YATES, single

BOOK 7928 PAGE 260

Tennessee, First Parties, and

JAMES JOSEPH PELLETIER, single

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of EIGHTY FOUR THOUSAND SEVEN HUNDRED EIGHTY EIGHT and no/100 **Dollars ($** 84,788.00 **)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

STEVEN V. YATES, single, has

~~have~~ **granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:**

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Kimbolton Subdivision, Phase 1, of record in Book 6746, Page 672, said Register's Office.

Said Lot No. 127 fronts 106.50 feet on the Northerly side of Chesterton Court and runs back 143.15 feet on the Easterly lot line and on a broken line on the Westerly lot line that measures a total of 144.34 feet to a line in the rear which measures 96.50 feet thereon.

BEING the same premises which Phillips Builders, Inc., by Deed dated November 16, 1987 and recorded in Davidson County, Tennesse, in Deed Book Volume 7405, Page 460&c., granted and conveyed unto Steven V. Yates, single, in fee.

And being the same property conveyed to Steven V. Yates, unmarried, by Quitclaim Deed from Phillips Builders, Inc., of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

homes lower therein. TO HA premises ne said Second Parties, their heirs and assigns forever. all claims to

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.) Steven V. Yates (L. S.)
Steven V. Yates

.....(L. S.) .....(L. S.)

STATE OF TENNESSEE }
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State STEVEN V. YATES, single

_____, the within named 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 office, in _____ County, this _____ day of _____ 19____.

_____
Notary Public

My Commission expires _____

STATE OF Penna }
COUNTY OF Montgomery } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Montgomery County, Penna.

Steven V. Yates, the within named 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 office, in Montgomery County, this 27 day of March 19 89

Beth Ann Rath
Notary Public

NOTARIAL SEAL
BETH ANN RATH, Notary Public
Upper Merion Twp., Montgomery Co.
My Commission Expires July 20, 1992

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER JAMES JOSEPH PELLETIER
ADDRESS 205 CHESTERTON COURT
MADISON, TN 37115

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
_____
ADDRESS _____

53-13
51

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $84,788.00 Affiant James Joseph Pelletier

Subscribed and sworn to before me this 31st day of AUGUST 19 89

Notary Public Judi E. Atkinson
my commission expires 07/14/89

KEITH PRESS, INC., PRINTERS, KNOXVILLE

62653

IDENTIFICATION REFERENCE

AUG 31 11 15 PM '89

DAVIDSON COUNTY, TN

1474 08/31 0101 03CHECK 292.84

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 263



CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	84788.00
CON TX	279.34
PRFEE	1.00
WDEED	12.00
TOTAL	292.84
CHECK	292.84

08/31/89 01 16:17 0001 1474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62653

IDENTIFICATION REFERENCE

AUG 31 4 15 PM '89

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 244666