This instrument was prepared by: BOOK 8476 PAGE 904
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077
Please return to same.

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
James R. Yates	New Owner	53-3-236
1400 Clarke Street		4D 44120
Old Hickory, TN 37138		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 1991.....

Notary Public

My Commission Expires: 11/19/94

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, I,

RUTH P. APPLE, unmarried,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

JAMES R. YATES and wife, CAROLYN H. YATES,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Sumner County, Tennessee, described as follows; TO WIT:

BEING Lot No. 213, Section "B", Village of Old Hickory, as shown on Plan recorded July 16th, 1948, Book 1424, Page 67, Register's Office for Davidson County, Tennessee; located on the southwest corner of the intersection of Clarke and Fourteenth Streets, containing 0.14 acres, more or less.

SUBJECT to and reserving one (1) permanent easement 15 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Ruth P. Apple, unmarried, by deed from Jim Lindley and wife, Judy Lindley of record in Book 6728, Page 621, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

AS part of the consideration for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 6728, Page 624, Register's Office for Sumner County, Tennessee, which secures one note in the original principal amount of $36,000.00 now payable to Old Hickory Employees Credit Union, the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust.

THIS is improved property located at:
1400 CLARKE STREET, OLD HICKORY, TN 37138.

Below line for Register's use

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 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, successors and assigns, against the lawful claims of all persons whomsoever.

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 my hand, this the 30th day of October, 1991.

Ruth P. Apple
Ruth P. Apple, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, RUTH P. APPLE, unmarried, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this the 30th day of October, 1991.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94

5.8.8.9 1-

IDENTIFICATION REFERENCE

Nov 1 10 09 AM '91

5660 11/01 0101 03CHECK 173.50

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

RECEIVED OF _____

FOR _____ BOOK 8476 PAGE 906

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

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 6.00
TOTAL 173.50
CHECK 173.50

11/01/91 01 10:10 0001 5660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.8.9 I.

IDENTIFICATION REFERENCE

Nov 1 10 09 AM '91

No. 472820