7-94-25474

BOOK 9421 PAGE 410

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 94

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES My Commission Expires MAY 23, 1998

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200, Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kendal A. Marcy, et ux (NAME) | Carteret Federal Savings Bank, F.A. (NAME) | 62-2A-33 |
| 2616 Paddle Wheel Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 419 (STREET ADDRESS) | |
| Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP) | Clearwater, Florida 34617-0419 (CITY) (STATE) (ZIP) | |

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, James M. Yates and wife, Michelle Yates,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendal A. Marcy and wife, Krista K. Marcy,

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. 5A, on the Plan of River Trace Estates, Phase 1, Section 1, as shown on plat of record in Plat Book 6250, pages 996 and 997, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to James M. Yates and wife, Michelle Yates, by Deed of Record in Book 7691, page 46, Register's Office for Davidson County, Tennessee.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above-named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 7215, page 682, in the Register's Office of Davidson County, Tennessee, payable according to the terms and conditions contained therein. The escrow account in connection with the said loan is hereby transferred to the Grantees herein.

A LIEN IS HEREBY RETAINED by the Grantors for the payment of $2,500.00 to be paid by the Grantees on July 21, 1995, according to the terms of their Contract for Sale dated June 19, 1994.

This conveyance is subject to the following: Taxes for the year 1994; Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6851, page 370, as amended in book 6982, page 747, and in any allied instrument(s) referred to in said restrictions; By-Laws of record in Book 6851, page 390; Charter of record in Book 6851, page 363; Deed to River Trace Homeowner's Association, Inc., for open space, of record in Book 7907, page 168; All matters shown onPlat recorded in Book 6250, pages 995, 996 and 997; All of record in the Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved ( X ) property, known as 2616 Paddle Wheel Drive, (House Number) (Street) Nashville, (P.O. Address) Tennessee (City or Town) 37214 (Postal Zip)

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 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 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 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 our hand(s) this 21st day of July, 1994

James M. Yates

Michelle Yates

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $2,500.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

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Personally appeared before me, Elaine Gwinn Smith, a Notary Public in and for said County and State, the within named James M. Yates and Michelle Yates

the 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 21st day of July, 1994

Commission expires Mar 23, 1998

Elaine Gwinn Smith
Notary Public

ELAINE GWINN SMITH NOTARY AT LARGE DAVIDSON CO. TENN.

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE
COUNTY OF }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that ( he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

_____
Notary Public

# WARRANTY DEED

**FROM**

James M. Yates and wife,

Michelle Yates

**TO**

Kendal A. Marcy and wife,

Krista K. Marcy

**Furnished by:**

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

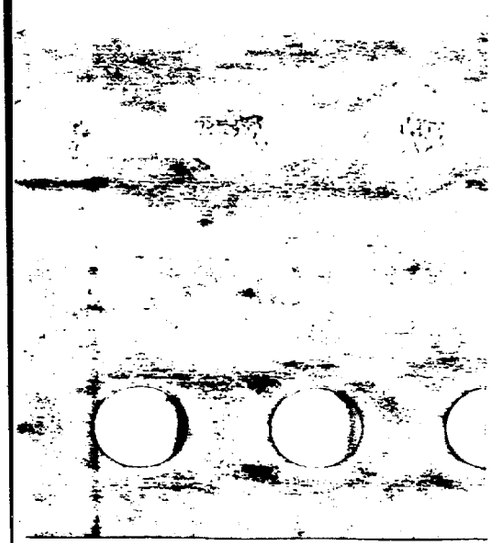
76146
IDENTIF. ↑ REFERENCE

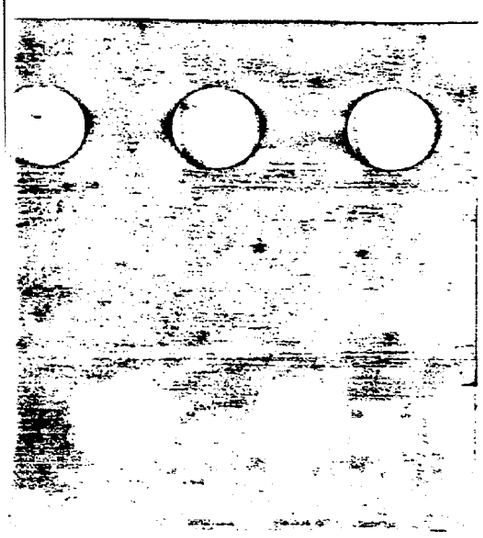
94 JUL 29 AM 11:11

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2387 07/29 010 03CHECK 232.71





**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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 84900.00 |
| MAMT | 2500.00 |
| CON TX | 314.13 |
| MOR TX | 0.58 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 323.71 |
| CHECK | 323.71 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11-1L 0001 2397

76146
IDENTIF. & REFERENCE

94 JUL 29 AM 11:11

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

**No.** 818934