SAB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9502 PG 364

ADDRESS NEW OWNER:
Aaron B. Yarnall
5601 California Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	91
GROUP	2
PARCEL	278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Guadalupe Robles, and Craig D. Harden, both unmarried as tenants in common with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aaron B. Yarnall hereinafter called the Grantee, his 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 Nos. 1502 and 1504, Block 47, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Guadalupe Robles, unmarried by deed from George D. Steele and wife, Christine F. Steele of record in Book 8037, page 680, Register's Office for Davidson County, Tennessee and being the same property conveyed to Guadalupe Robles and Craig D. Harden, both unmarried as tenants in common with right of survivorship by quitclaim deed from Guadalupe Robles, unmarried, as of record in Book 9249, page 386, Register's Office for Davidson County, Tennessee.

This is improved property known as 5601 California Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have already been paid.
2. All matters as shown on the plan of record in Book 57, page 172, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Aaron B. Yarnall his heirs and assigns, forever; and we, Guadalupe Robles, an unmarried person and Craig D. Harden, an unmarried person, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9502 PG 365

Witness our hands this the 25th day of October, 1994.

Guadalupe Robles

Guadalupe Robles

Craig D. Harden

Craig D. Harden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Guadalupe Robles and Craig D. Harden,an unmarried person ,an unmarried person, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 1/20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,900.00.

Anna C Yarnall

AFFIANT

Subscribed and sworn to before me
this 25th day of October, 1994.

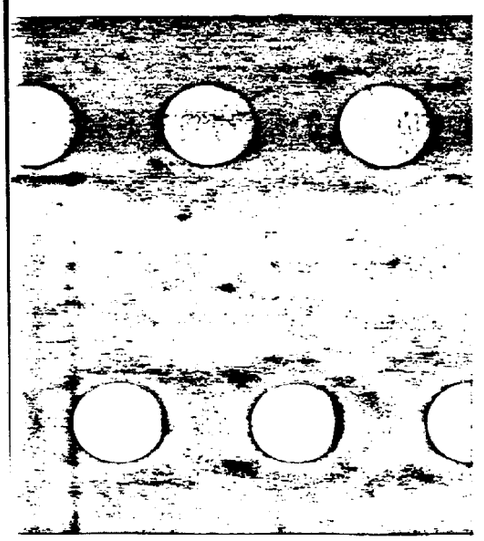
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 1/20, 1996

02972
IDENTIF. & REFERENCE

94 OCT 26 AM 11:53
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1585.10/26 0101 03CHECK 230.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

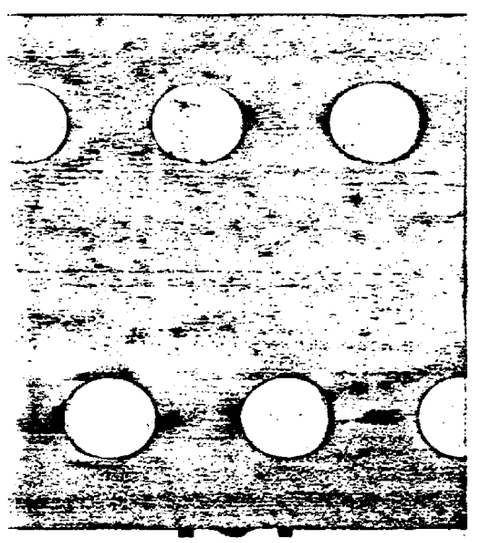
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9502 PG 366

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 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 8.00
TOTAL 230.63
CHECK 230.63

10/26/94 01 11:52 0001 1595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02972
IDENTIF. & REFERENCE

94 OCT 26 AM 11:53

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

No. 847733