BOOK 9515 PG 510 Box 53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: 4/29/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY C. YEAGER (NAME)	SAME (NAME)	MAP 61-11
1002 MATTHEWS STREET (ADDRESS)	(ADDRESS)	PARCEL
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	112

FOR AND 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, AGGIE MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY C. YEAGER

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. 34 and the westerly one half of Lot No. 35 on the Map of the Resubdivision of Lots Nos. 11 to 17 inclusive in I. C. McMahen's Maplewood Tract, as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 and part of Lot No. 35 adjoin and front together 75 feet on the southerly side of Matthew Avenue and runs back between lines 196.4 feet on the easterly line and 169.1 feet, more or less, on the westerly line to a dead line in which they measure 79.725 feet.

Together with the following described property being the west 5 feet of Lot No. 33 on the Map of the Resubdivision of certain lots in McMahen's Maplewood Tract of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 5 feet on the southerly side of Matthew Avenue and runs back 196.4 feet on the west line and 197 feet, more or less, on the east line to a dead line on which it measures 5 feet, more or less.

Being the same property conveyed to AGGIE MILLER, by Deed of record in Book 6550, page 413, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 1002 MATTHEWS STREET, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (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. Wherever 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 7th day of November, 19 94

AGGIE MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9515 PG 511

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AGGIE MILLER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 7th day of November 19 94

Commission expires 11/20/96

Notary Public

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

My commission expires _____

Notary Public

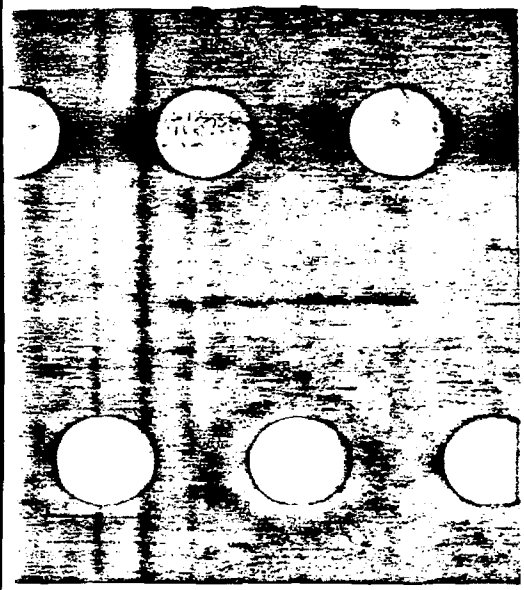
07308

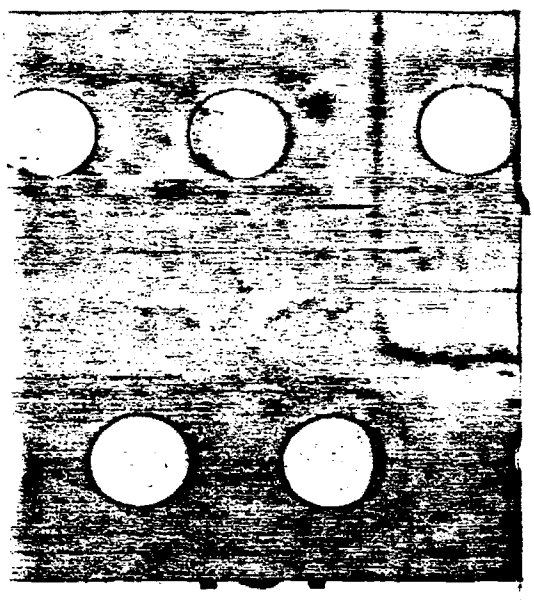
IDENTIF. ↑ REFERENCE

94 NOV -9 AM 8:48

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

2243 11/09 0101 03CHECK 249.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9515 PG 512

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

11/09/94 01 09:46 0001 2243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07308
IDENTIF. & REFERENCE

94 NOV -9 AM 8:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 852349