BOOK 9837 PG 249

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 95

Notary Public

MY COMMISSION EXPIRES: 4/2/97
(AFFIX SEAL)

NOTARY PUBLIC
WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce E. Yates	Royce and Teresa Yates	MAP 96
(NAME)	(NAME)	
405 Cottonwood Drive	830 N. Mt. Juliet Road	GROUP 6
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Mt. Juliet, TN 37122	PARCEL 131
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Sandra Y. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royce E. Yates and wife, Teresa A. Yates

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:

BEING Lot No. 172 on the Plan of Cloverhill, Section 4, as of record in Book 2133, page 62, Register's Office, Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Sandra Y. Duke by deed from William A. Jarreld and wife, Cynthia K. Jarreld of record in Book 7634, Page 879, Register's Office for Davidson County, Tennessee.

011557

IDENTIFICATION REFERENCE
MAIL ENV.

95 OCT 25 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0415 10/25 0101 03CHECK 205.10

unimproved ( )
This is improved (X) property, known as 405 Cottonwood Drive, Nashville, Tennessee 37214
(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 23rd day of October 19 95

Sandra Y. Duke

Sandra Y. Duke

BOOK 9837 PG 250

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Y. Duke

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 Mt. Juliet, _____ Tennessee, this 23rd day of October, 19 95

Commission expires 4/12/97

Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

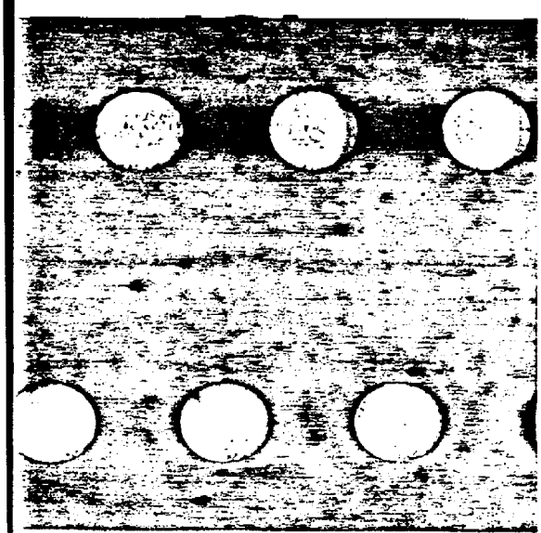
STATE OF TENNESSEE
COUNTY OF

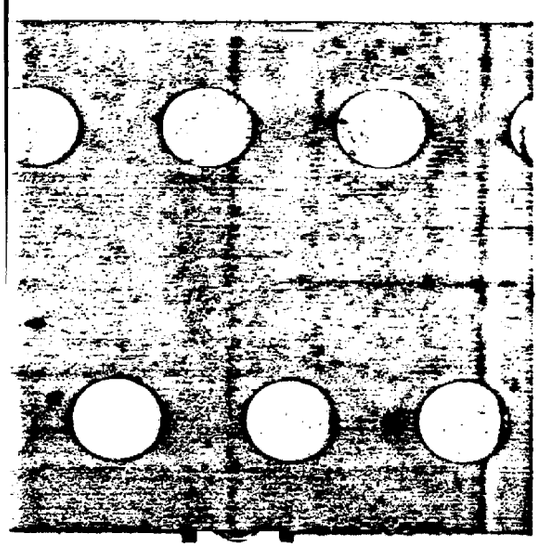
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9837 PG 251

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

SAMT	53000.00
CON TX	196.10
PRFEE	1.00
WDEED	8.00
TOTAL	205.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 205.10

10/25/95 01 09:16 0001 0416

0115574
IDENTIFICATION REFERENCE

95 OCT 25 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969094