WARRANTY DEED

BOOK 10292 PG 374

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 1-17-99
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
RONALD R. YARNELL (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 118-05
4917 TIMBERDALE DRIVE (ADDRESS)	214 OVERLOOK COURT, #150 (ADDRESS)	PARCEL 223.00
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (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, MARY S. FUQUA BROADUS AND HUSBAND, WINFRED M. BROADUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD R. YARNELL AND WIFE, CAROL J. YARNELL

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. 69 on the Plan of Caldwell Country Estates, Section II of record in Plat Book 2663, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul Whitley Fuqua and wife, Mary Savely Fuqua by deed from William L. McIntyre and wife, Mary C. McIntyre of record in Book 2999, page 253, Register's Office for Davidson County, Tennessee. Said Paul Whitley Fuqua having since deceased leaving said Mary Savely Fuqua as surviving tennant.

This conveyance is made subject to restrictive covenants of record in Book 2907, Page 93 and amended in Book 2921, page 87, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

Said Mary Savely Fuqua having since remarried and being one in the same as Mary S. Fuqua Broadus.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4917 TIMBERDALE DRIVE, NASHVILLE, TN 37211
(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 13th day of December 19 96

Mary S. Fuqua Broadus
MARY S. FUQUA BROADUS

Winfred M. Broadus
WINFRED M. BROADUS

BOOK 10292 PG 375

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 MARY S. FUQUA BROADUS AND HUSBAND, WINFRED M. BROADUS

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 13th day of December 19 96

Commission expires 9/18/99

Mary Jane Smith
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

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LEGAL DESCRIPTION CONTINUATION

Winfred M. Broadus, husband of the above named Mary S. Fuqua Broadus, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

0256411
IDENTIF. ← REFERENCE

96 DEC 17 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

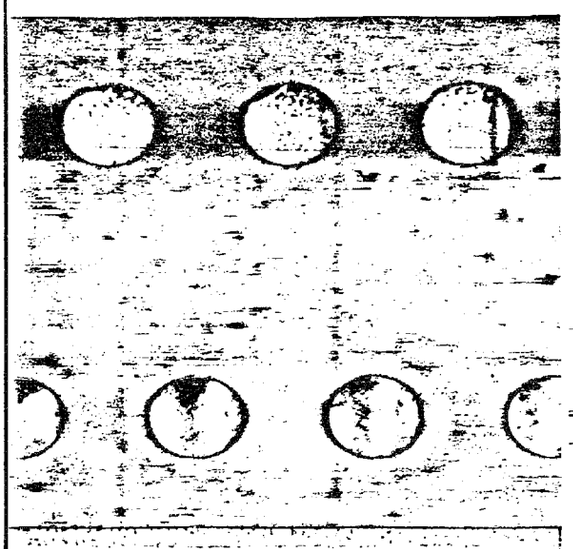
6329 12/17 0101 03CHECK 540.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



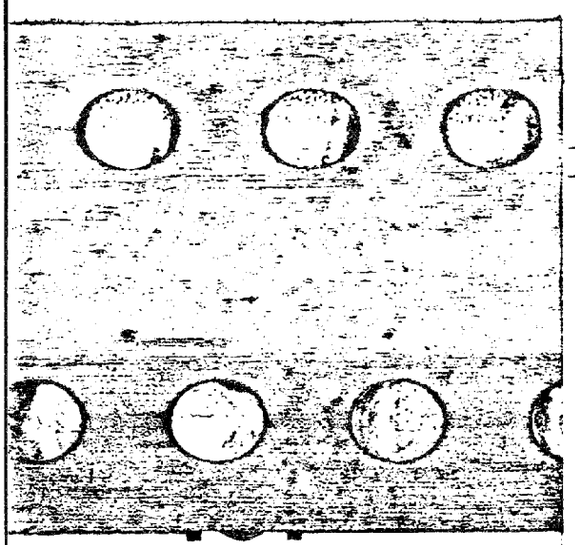
RECEIVED OF _____ BOOK 10293 PG 377

FOR _____

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	142500.00
			CON TX	527.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	540.25
			CHECK	540.25
12/17/96	01		08:48 0001	6329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0256411 IDENTIF. # REFERENCE

96 DEC 17 AM 8:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098935