WARRANTY DEED

BOOK 10537 PG 513

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Associates, Inc., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.E. Yeargin	Owner	Map 105-12
(NAME)	(NAME)	
2043 Nora Lane		Parcel 19
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(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, Shirley A. Holcombe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A.E. Yeargin

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. 17 and 15 feet off the northwest side of Lot No. 16 in the plan of the subdivision of Lot Nos. 4, 5, 6 and parts of Lot Nos. 2 and 3 in The Mallory Plan, as recorded in Book 161, page 55 of the Register's Office for said county, being more particularly described as follows:

Beginning on the southerly margin of Moore Avenue 64.5 feet westerly from the westerly margin of Nolensville Pike; thence with the southerly margin of Moore Avenue, westerly 125 feet to the easterly margin of an alley; thence with said alley southwesterly 131 feet to a point; thence point northerly to the beginning.

Being the same property conveyed to Shirley A. Holcombe, by deed from United Construction Corporation of Nashville being recorded in Book 10450, Page 193 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for ingress and egress of record in Book 8474, page 706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1997 and subsequent years, and to restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 401 Moore Avenue, Nashville, Tennessee 37210
(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 18th day of July 19 97

Shirley A. Holcombe

DCTN01W.1288

BOOK 10537 PG 514

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley A. Holcombe

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of July, 19 97.

Commission expires November 27, 1999

_____
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

0328843

IDENTIFICATION CERTIFICATE

97 JUL 22 AM 8:50

7299 07/22 0104 0328843

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

RECEIVED OF _____

FOR _____

BOOK 10537 PG 515

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

CHK# 70000.00
DOC TX 259.00
PRFEE 1.00
WD[illegible] 8.00
TOTAL 268.00
CHECK 268.00

07/22/97 01 08:49 0001 T299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0328843
IDENTIF. A REFERENCE

97 JUL 22 AM 8:50
REGISTER
DAVIDSON COUNTY, TN

No.1176983