0449226

IDENTIF. & REFERENCE

MAIL ENV.

After Recording Return To:
Title Enterprises, LC.
214 Centerview Drive Suite 247
Brentwood, TN 37027

98 JUN 11 PM 12:04

ELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10973 PG 242

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,**Mildred N. Rynolds, now known as Mildred C. Hall, and Charles Hall** (herinafter referred to as "Grantor") have this day bargained and sold and does hereby transfer and convey unto **Erica L. Winford, now known as Erica L. Yarbrough, and Martin D. Yarbrough and Brittie C. McMillon, a married person** (hereinafter referred to as "Grantee") his heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 1 day of June, 1998.

Mildred C. Hall

Mildred C. Hall

Charles H. Hall

Charles Hall

9354 06/11 0101 03CHECK 235.00

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Mildred C. Hall and Charles Hall,** with whom I am personally aquainted, or proved to me on the basis of saisfactory evidence and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal this 1 day of June, 1998.

Grant B. Stockton

Notary Public

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

My Commission Expires: _____

BOOK 10973 PG 243

STATE OF TENNESSEE
COUNTY OF Davidson

60,000.00

The actual consideration or value, whichever is greater, for this transfer is ~~$58,000.00~~, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lola A Saylor
Affiant

Subscribed and sworn to before me this 1 day of June, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

MAP AND PARCEL NUMBER: 072/04/235.00

ADDRESS OF NEW OWNER:
Erica Yarbrough
1443 Ardee Ave.
Nashville, Tn 37216

SEND TAX BILLS TO:

SAME

This instrument prepared by:

Title Enterprises, LLC
214 Centerview Drive
Suite 247
Brentwood, TN 37027

BOOK 10973 PG 241

"Exhibit A"

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. 9 on the Plan of a Resubdivision of Country Club Estates, as of record in Book 1424, Page 126, Register's Office for said County.

Said Lot No. 9 fronts 70 feet on the easterly side of Ardee Avenue, and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Mildred N. Reynolds from John T. Reynolds by Quitclaim Deed, dated December 2, 1987 and recorded December 3, 1987, Book 7417, Page 278, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____ BOOK 10973 245

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
06/11/98	01			12:03 0001 9354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0449226
IDENTIF. & REFERENCE

98 JUN 11 PM 12:04

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

No. 1305232