Realty 48A

WARRANTY DEED

BOOK 11210 PAGE 670

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 98

_____
Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Kendle Yates	NationsBanc Mortgage Corporation	142-11-0-B
(NAME)	(NAME)	
716 Magnolia Trail	P. O. Box 353	011.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Louisville, KY 40201-0353	
(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, Timothy R. Cleary and wife, Tamara Cleary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Kendle Yates and wife, Carmen M. 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:

Land in Davidson County, TN, being Lot No. 11 on the Plan of Magnolia Place, of record in Plat Book 7900, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy R. Cleary and wife, Tamara Cleary by deed from Jerome Rosenblum and Fred Yazdian of record in Book 10241, Page 522, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9367, Page 807, Book 9367, page 819, Easement in Book 7788, page 977, Book 7803, page 640, Charter in Book 9391, page 887, and all matters shown on the Plan of Record.

0514280 IDENTIF. & REFERENCE

98 NOV 18 PM 2:35 LILL GARRETT REGISTER DAVIDSON COUNTY, TN.

8845 11/18 0101 03CHECK 715.85

unimproved ( )
This is improved (X) property, known as 716 Magnolia Trail, Nashville, TN 37221
(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 our hand s this 13th day of November 19 98

Timothy R Cleary by Amy L. Crutcher attorney in fact
Timothy R. Cleary

Tamara Cleary by Amy L. Crutcher attorney in fact
Tamara Cleary

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 Amy L. Crutcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Timothy R. Cleary and Tamara Cleary and that she is authorized by them to execute this instrument on their behalf.

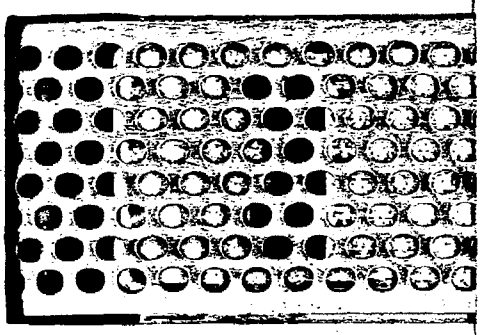
Witness my hand and seal at Brentwood, TN, this 13th day of November, 1998.

Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My commission expires: 5/16/99

My Commission Expires: 5-16-99



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

BOOK 11210 PAGE 672

RECEIVED OF _____

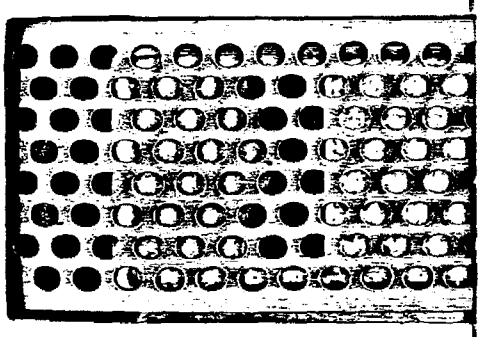
FOR _____

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
190500-00
CON TX 704-85
PRFEE 1-00
WDEED 8-00
CFEE 2-00
TOTAL 715-85
CHECK 715-85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 1 0001 8845



05/4280
IDENTIF. # REFERENCE

98 NOV 18 PM 2:35
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373914