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This Instrument Prepared By:

Mail

James C. Dale III
Attorney at Law
P.O. Box 198258
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219-8258

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

James C. Dale III
Affiant

Subscribed and sworn to before me this 16th day of November, 1998.

PATRICIA J. ENGLISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia J. English
Notary Public

My commission expires: My Commission Expires JULY 27, 2002

98 NOV 23 AM 10:27
REGISTER GARRETT REGISTER
DAVIDSON COUNTY, TN.

05156 13
IDENTIF. ← REFERENCE

Address New Owner as Follows:	*Send Tax Bills:*	*Map\parcel No.:*
Michael Yeaw Debbie Delahoussaye 741 Howse Avenue Madison, TN 37115	Same	52-6 18.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLADYS I. PICKETT**, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL YEAW** and **DEBBIE DELAHOUSSAYE**, hereinafter named Grantees, equally and as tenants in common, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Tract I:

A certain tract or parcel of land in the Eleventh Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 of "Idlewild", Mrs. Maggie O. Pickett's first subdivision of the 13.53 acre tract on Howse Avenue, off Neely's Bend Road, as of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. Said Lot begins at an iron pin in the easterly margin of Howse Avenue, 1603.5 feet southerly from the center line of Neely's Bend Road; thence South 11° 20' West 75 feet to an iron pin in the easterly margin of Howse Avenue; thence South 77 ¾" [sic] East 328.7 feet to an iron pin on a dead line; thence North 11° 20' East 137 feet to an iron pin on the said dead line; thence South 88" [sic] West 336.8 feet to the point of beginning.

Tract II:

Lying and being in the Eleventh Civil District of Davidson County, Tennessee , and more particularly described as follows, to wit:

Beginning at an iron pin in the easterly margin of Howse Avenue, 1603.5 feet, more or less, southerly from Neely's Bend Road, thence North 88¾° East 336.8 feet, more or less, to an iron pin on a dead line; thence North 87½° West 327.6 feet more or less, to an iron pin on the easterly margin of Howse Avenue; thence southerly with the easterly margin of Howse Avenue, 75 feet, more or less, to the point of beginning. See unrecorded plan of Mrs. Maggie Pickett's Idlewild subdivision.

Being same property conveyed to **GLADYS PICKETT**, as surviving tenant by the entireties by deeds from **MAGGIE C. PICKETT** of record in Book 888, Page 210, said Register's Office **(Tract I)**, and of record in Book 1082, Page 258, said Register's Office **(Tract II)**.

This is improved property known as 741 Howse Avenue, Madison, Tennessee 37115.

This conveyance is made subject to:

1. 1998 taxes, which have been prorated and assumed by Grantees.

2. Restrictive covenants and other matters in the unrecorded plan of Mrs. Maggie Pickett's Idlewild subdivision.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10 day of ~~October~~ November, 1998.

Gladys I. Pickett

Gladys I. Pickett, *One and the same person as Gladys Pickett*

By: John B. Pickett, attorney in fact

John B. Pickett, Attorney In Fact

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STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

Before me personally appeared **JOHN B. PICKETT**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **GLADYS L PICKETT**, one and the same person as **GLADYS PICKETT**, and acknowledged that he executed the same as the free act and deed of **GLADYS L. PICKETT**.

WITNESS my hand, at SRPFC 4, South Carolina, this 10th day of ~~October~~ November, 1998.

Annette C. Stevens
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 19, 2006

0273 11/23 0101 03CHECK 296.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 296.20
				CHECK 296.20
			11/23/98 01	10:30 0001 0273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05156 13
IDENTIF. ↑ REFERENCE

98 NOV 23 AM 10:28
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1375324