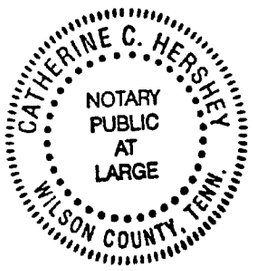
40 A



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 11/30/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Yandell (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	119-14-60
244 Timmons Street (ADDRESS)	P.O. Box 305110, 7th Floor (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Thomas E. Templeton and Josephine P. Templeton, husband and wife and Crystal K. Templeton Agee and husband, Steve Agee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Yandell and Cheryl H. Yandell, husband and wife

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. 11 of Block "D" on the Plan of Woodbine Court, Part Two, no of record and described according to a survey by Blanchard & Parrish Engineers, as follows:

Beginning at a point in the northerly margin of East Timmons Avenue 958.5 feet east of a concrete monument set in the margin of said Avenue at the beginning of a curve into Simmons Avenue. Said point being the common corner of Lots Nos. 10 and 11; thence northwardly with the line between said two lots 156.5 feet to the corner of Lots Nos. 10, 11, 19, and 20; thence with the line between Lots Nos. 11 and 19 eastwardly 75 feet to the common corner of Lots No. 11, 12, 19, and 18; thence with the line between Lots Nos. 11 and 12 southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with the margin of said Avenue westwardly 75 feet to the point of beginning.

Being that same property conveyed to Thomas E. Templeton and Josephine P. Templeton, husband and wife, and Crystal K. Templeton by deed from Margaret L. Miles, Virginia A. Austin, David Garner and Terri G. Woods of record in Book 9817, Page 690, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Steve Agee, husband of Crystal K. Templeton Agee joins into the execution of this instrument for the sole purpose of conveying all interests which he may have, if any, in the subject property by virtue of his marriage.

REGISTER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 244 Timmons Street, Nashville, Tennessee 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 our hand S this 30th day of December 19 98

Thomas E. Templeton

Crystal K. Templeton Agee by Thomas E. Templeton attorney in fact

Josephine P. Templeton by Thomas E. Templeton attorney in fact

Steve Agee

Thomas E. Templeton
attorney in fact

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 Thomas E. Templeton

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 Brentwood, Tennessee, this 30th day of December 19 98.

Commission expires 1/30/2001

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, executed 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

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this, 30 day of December, 19 98, personally appeared before me, Thomas E. Templeton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Josephine P. Templeton, and Crystal K. Templeton Agee & Steve Agee and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 30 day of December, 19 98

My commission expires 1/30/2001

Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

IDENTIF. & REFERENCE

98 DEC 31 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

053459

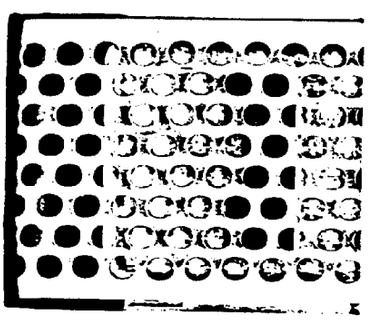
756 12/31 0101 CERTIFIED

3.00.65

41-A

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11276 PAGE 736

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

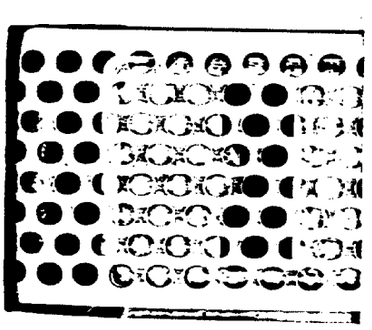
RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CANT	[illegible].00
DEN TX	345.65
PRFEE	1.00
MISC	5.00
CFEE	2.00
TOTAL	360.65
CHECK	360.65

12/31/98 01 [illegible] 0001 7158

0531459
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 1:42
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404462