THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16453
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 850,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 1999.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SAMUEL C. YEAGER	NEW OWNER	116-10
208 Deer Park Drive		49
Nashville, Tennessee 37205		BM6885

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID B. GRAVES, III AND WIFE, ELENA GRAVES, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SAMUEL C. YEAGER AND WIFE, ANGELINE Y. YEAGER, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Deer Park Dr., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 1999.

DAVID B. GRAVES, III

ELENA GRAVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID B. GRAVES, III AND WIFE, ELENA GRAVES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 1999.

My Commission Expires:

Notary Public

WARDEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 8 and the northwesterly part of Lot No. 9 in the Subdivision of Lots 24, 25 and 26, and parts of Lots No. 27 and 28, in A.M. Bransford's Subdivision in Belle Meade, of record in Book 547, page 104, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots adjoin and front together 108 feet, on the northeasterly side of Deer Park Drive, and extends back 252 feet, more or less, on the northwesterly line and 248 feet, more or less, on the southeasterly line, to the rear line, measuring 72 feet thereon.

Being the same property conveyed to David B. Graves, III and spouse, Elena Graves by deed from Jeffrey E. Powell and spouse, Anna T. Powell of record in Book 9226, page 314, rerecorded in Book 9404, page 717, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5786, page 949; and (3) All matters appearing on the Plan of record in Plat Book 547, page 104, said Register's Office.

99 MAY 27 AM 10:51
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.
05 891 51
IDENT. # REFERENCE
0001 00026 0001 0020 CK 3156.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11486 PG. 896

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

0589151

IDENTIFICATION REFERENCE

99MAY 20 AM 10:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DATE
$50000.00
CO TX $145.00
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL $156.00
CHECK $156.00
OFFICE CT 10:54 0001 8362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462972