PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of September, 1996, by and between RUTH GREGORY LUSTER, A WIDOW, Grantor, and FRED M. YATES, UNMARRIED, Grantee.

W I T N E S S E T H: That for and in consideration of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, RUTH GREGORY LUSTER, A WIDOW, herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said FRED M. YATES, UNMARRIED, herein referred to as Grantee, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 326 A & B SHEPHERD HILLS DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds, themselves his/her heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Ruth Gregory Luster
RUTH GREGORY LUSTER
Signature of Seller

7409 09/12 0101 03CHECK 253.50

96 SEP 12 AM 8:35
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0224247

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RUTH GREGORY LUSTER, A WIDOW** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **September, 1996.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

FRED M. YATES
135 RIVIERA DRIVE
HENDERSONVILLE, TN 37075

Property Address:

326 A & B SHEPHERD HILLS DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 034-07-0, PARCEL 017.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **September, 1996.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey thereof made by George W. Watkins, Surveyor, February 18, 1959, as follows:

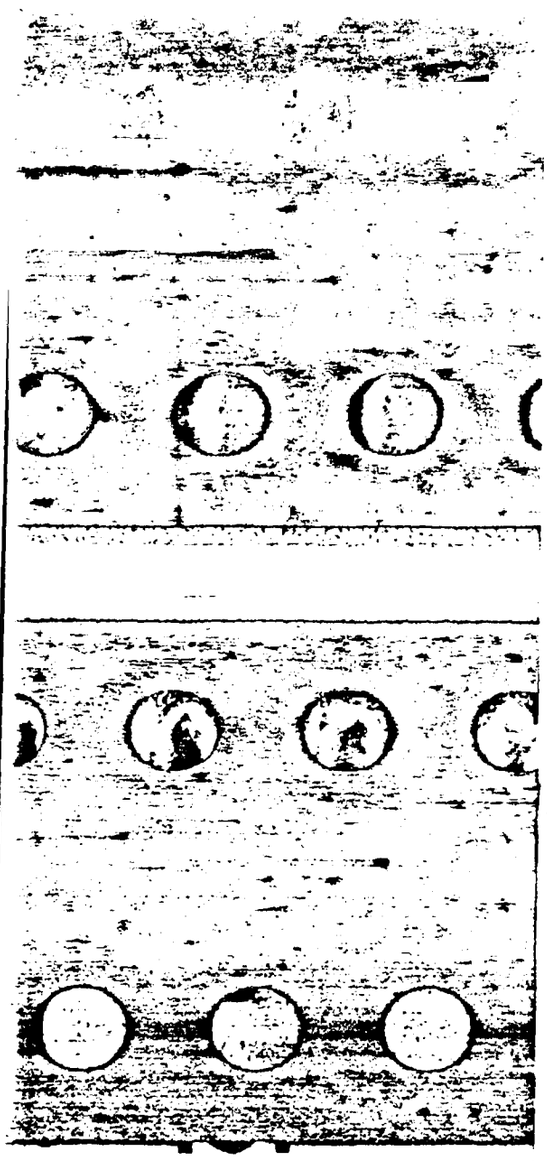
Beginning at a point in the southerly margin of Shepherd Hills Drive, 250 feet southeast from the easterly corner of Lot No. 80 on the unrecorded Plan of Shepherd Hills Subdivision, being the easterly corner of the land conveyed to J.O. Jones and wife by deed from A.J. Coleman and wife, of record in Book 2809, page 606, Register's Office for said County; thence with the margin of Shepherd Hills Drive, south 56 degrees 05' east 115 feet to a point; thence south 33 degrees 55' west 191.9 feet to a point; thence north 46 degrees 45' west 44.7 feet to a point; thence north 51 degrees 54' west 37 feet to a point; thence north 62 degrees 46' west 34.2 feet to a point; thence north 33 degrees 55' east 186 feet to the point of beginning.

Being the same property conveyed to George S. Luster and wife, Ruth Gregory Luster, by Deed from FRANK N. BRASHEARS, of record in Book 4181, page 152, Register's Office for DAVIDSON County, Tennessee, the said George S. Luster having since died, the property vests by operation of law solely in his surviving spouse, Ruth Gregory Luster, the Grantor herein.

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 034-07-0, PARCEL 017.00, 1008).

2. All matters set forth on the unrecorded Plan Shepherd Hills Subdivision, and on the Survey of George W. Watkins, Surveyor, February 18, 1959.



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

RECEIVED OF _____

FOR _____

BOOK 10188 PG 415

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				MTEED 12.00
				TOTAL 253.50
				CHECK 253.50
			09/12/96	01 08:43 0001 7409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224247
IDENTIF. ↑ REFERENCE

96 SEP 12 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029868