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

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of December, 1996, by and between DAN G. MAYBERRY and VALERIE B. MAYBERRY, HUSBAND AND WIFE, Grantors, and DAVID E. YATES and AMANDA G. YATES, HUSBAND AND WIFE, Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DAN G. MAYBERRY and VALERIE B. MAYBERRY, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said DAVID E. YATES and AMANDA G. YATES, HUSBAND AND WIFE, herein referred to as Grantees, 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 Grantors 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 1225 EASTDALE ~~PLACE~~ Ave. Hsey 37, NASHVILLE,TN 37216.

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

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

Dan G. Mayberry
DAN G. MAYBERRY
Signature of Seller

Valerie B. Mayberry
VALERIE B. MAYBERRY
Signature of Seller

2357 12/05 0101 03CHECK 505.10

0252967
IDENTIF. & REFERENCE

96 DEC -5 AM 10:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DAN G. MAYBERRY and VALERIE B. MAYBERRY, HUSBAND AND WIFE** , the within named bargainors, 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, at office, this **3rd** day of **December, 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:

DAVID E. YATES and AMANDA G. YATES
1225 EASTDALE ~~PLACE~~ AVE. AVE DY
NASHVILLE,TN 37216

Property Address:

1225 EASTDALE ~~PLACE~~ AVE. AVE DY
NASHVILLE,TN 37216

Person Responsible for Taxes:

FTB MORTGAGE SERVICES
P.O. BOX 781639
DALLAS, TX 75378

Parcel #: MAP 61-12, PARCEL 12

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 **$133,000.00** 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.

David E. Yates
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **December, 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'

Land in Davidson County, Tennessee, being Lot No. 20 and part of Lot No. 19 of Block "E" on the Plan of Jackson Park, Section 2, as of record in Book 843, page 21, Register's Office for said County, and described together as follows:

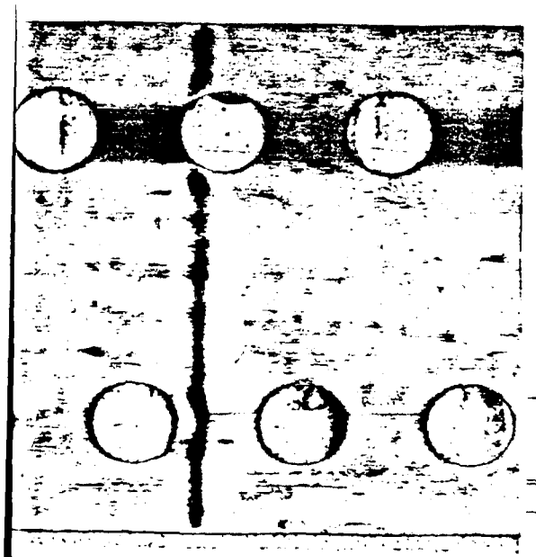
BEGINNING on the northerly margin of Eastdale Avenue, 35 feet west of the corner of Lots Nos. 18 and 19; thence northwestwardly 161 feet more or less to the corner of Lots Nos. 14, 18 and 19; thence with the line between Lots Nos. 13, 14, 19 and 20, westwardly 116 feet to the corner of Lots Nos. 12, 13, 20 and 21; thence with the line between Lots. Nos 20 and 21, southwardly 228 feet 10 inches to the northerly margin of Kenwood Drive; thence with the northerly margin of said Drive, southeastwardly 65.5 feet to the beginning of a curve; thence around said curve, 124 feet 6 inches to the northerly margin of Eastdale Avenue; thence with the northerly margin of said Avenue, northeastwardly 130 feet to the beginning.

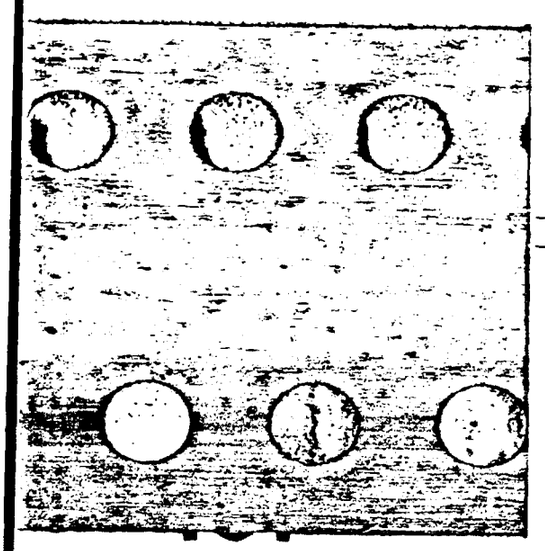
BEING the same property conveyed to DAN G. MAYBERRY and VALERIE B. MAYBERRY, HUSBAND AND WIFE, by Deed from MELBA LANKFORD STEWART LIGHT, of record in Book 6633, page 964, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 61-12, PARCEL 12).

2. All matters set forth on the Plan of record in Book 843, page 21, Register's Office for Davidson County, Tennessee, which plan shows a 70-foot minimum building setback line from Kenwood Drive and Eastdale Avenue (as to Lot 20); and a 35-foot minimum building setback line from Eastdale Avenue (as to Lot 19).





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

RECEIVED OF _____

FOR _____

BOOK 10281 PG 520

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 133000.00
CON TX 492.10
PRFEE 1.00
WDEED 12.00
TOTAL 505.10
CHECK 505.10

12/05/96 01 10:23 0001 2357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252967
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095013