BOOK 10614 PG 730

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
300 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner: **Gregory S. Perrone, Trustee** **109 Westpark Drive, Suite 330** **Brentwood, Tennessee 37027**	
Send Tax Bills To: Nancy E. Cotter 53 Wyn Oak Nashville, TN. 37205	
Street Address of Subject Property: **506 Clematis Drive** **Nashville, Tennessee 37205**	**Map-Parcel No:** **Map 115-6** **Parcel 109.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL D. YINGER AND WIFE, CAROL J. YINGER,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **GREGORY S. PERRONE, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of West Meade Estates, Section 5, of record in Book 3106, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Yinger and wife, Carol J. Yinger by deed from Raymond L. Wilkins and wife, Imogene J. Wilkins of record in Book 6154, page 295, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 3106, page 73, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 3399, page 272, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hands this 12th day of September, 1997.

MICHAEL D. YINGER

CAROL J. YINGER

97 SEP 19 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01350349

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 12th day of September, 1997, before me personally appeared Micahel D. Yinger and wife, Carol J. Yinger to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $184,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 1997.

NOTARY PUBLIC

My commission expires:_____

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires October 9, 2000

0565 09/19 0101 03CHECK 697.13

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

RECEIVED OF _____

FOR _____

BOOK 10614 PG 733

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
184900.00
MOR TX 684.13
VOID
MOR TX 684.13-
CON TX 684.13
PRFEE 1.00
WDEED 12.00
TOTAL ~~697.13~~
CHECK ~~697.13~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/97 01 11:05 0001 0565

0350349
IDENTIFICATION REFERENCE

97 SEP 19 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1199973