PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40924
Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Andrew G. Fitzpatrick
811 Russleo Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

SunTrust Bank, Nashville, N.A.
201 Fourth Ave. N/ 7th Floor
Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 102-8-101

06042252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 169000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas W. Yerkes ard spouse, Elizabeth D. Boettcher Yerkes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew G. Fitzpatrick, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot no. 280 on the plan of Horton Heights, Section G, of record in Book 2133, page 85, Register's Office for said County.

SAID Lot No. 280 fronts 100 feet on the northerly margin of Russleo Drive and extends back 390.7 feet on the westerly line and 336.6 feet on the easterly line to a broken line in the rear, measuring 190.6 feet thereon.

BEING the same property conveyed to Douglas W. Yerkes and Elizabeth D. Boettcher as joint tenants with right of survivorship by deed from George Russell Nash and spouse, Patricia Allanson Nash of record in Book 8944, page 527, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 85, said Register's Office, which Plan shows a 75 foot minimum building setback line from Russleo Drive and a 10 foot easement for public utility purposes along the broken rear line of said lot and a 2.5 X 20 foot utility anchor easement located on the southeast corner of said lot Subject to a 20 foot easement for sanitary sewer and storm drainage of record in Book 2133, page 85, Register's Office for Davidson County, Tennessee. Easement No. 1: Subject to a 20 foot easement for sanitary sewers and/or storm drainage across/along the westerly line of said lot and a 10 foot temporary construction easement northeast of and adjacent thereto, all as granted Metropolitan Government by instrument of record in Book 4298, page 775, said Register's Office.Easement No. 2: Subject to a 10 foot temporary construction easement, extending from the easterly line, westwardly to a point in the southeasterly margin of the aforedescribed easement No. 1, of record in Book 4298, page 775, said Register's Office.

This is improved property, known as: 811 Russleo Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 1999.

Douglas W. Yerkes

Elizabeth D. Boettcher Yerkes

State of Tennessee
County of Davidson

On this 25th day of June, 1999, before me the undersigned authority, personally appeared **Douglas W. Yerkes** and **Elizabeth D. Boettcher Yerkes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169000.00

Affiant

Sworn and subscribed before me on the 25th day of June, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/19/

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11543 PAGE 970

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

06042520

IDENTIFICATION REFERENCE

99 JUN 25 PM 3:24

CHMT
169000.00
CON TX 625.30
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 636.30
CHECK 636.30

06/25/99 01 15:30 0001 4502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482996