This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

PICK-UP

MAP: 053-00-0
PARCEL: 033.00
GROUP:

Send Tax Bills to:
Carolyn Calvert
1308 Apachee Lane
Madison, TN 37115

Instr:200003310032256 Page: 1 OF 2
REC'D FOR REC 03/31/2000 10:26:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $118.40

WARRANTY DEED

THIS INDENTURE, made this 28th day of March, 2000 between

Fred M. Yates and wife Ruth D. Yates

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Carolyn Calvert

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Apache Close, as shown on plat of record in Plat Book 8250, Page 539, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This conveyance is subject to Easements to Madison Surburban Utility District as set forth in instrument of record in Book 3281, Page 596, said Register's Office, Street Right-of-Way Dedication for Apache Lane as shown on plat of record in Book 5190, Page 151, said Register's Office, to the Plan of record in Plat Book 8250, Page 539, Apache Close, Owner's Certificate, certain notes, easements, setback lines as they may affect subject property.

Being the same property conveyed Fred M. Yates, married by deed from Volunteer Investments, Inc. of record in Book 10353, Page 539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Fred M. Yates,

Ruth D. Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred M. Yates, and wife, Ruth D. Yates the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of March, ~~1999~~ 2000

NOTARY PUBLIC

My Commission Expires: 11/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $32,000.00.

Affiant

Sworn and subscribed before me, this 28th day of March, 2000

NOTARY PUBLIC

Notary Public

My Commission Expires: 11/30/2002