Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Instr:200007060066824 Page: 1 OF 2
REC'D FOR REC 07/06/2000 9:15:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $486.55

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $131,500.00.

**Affiant**

Subscribed and sworn to before me, this 23rd day of June, 2000

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires: 7/23/02

Address New Owner As Follows:
Edwin D. Yarbrough and wife,
Mary A. Yarbrough
556 Harding Place
Nashville, TN 37211

Send Tax Bills To:
CTX Mortgage Company
P.O. Box 199000
Dallas, Texas 75219

Parcel Number:
147-2-54

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. SCOTT WILSON AND WIFE, LAUREL ANN WILSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **EDWIN D. YARBROUGH AND WIFE, MARY A. YARBROUGH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 406 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County, described as follows:

Said Lot 406 fronts 90 feet on the north side of Harding Place and runs back between lines 140 feet on the west line and 222.65 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 103.6 feet.

Tract II:
Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County, described as follows:

Said Parcel "A" is a triangular tract fronting 23.0 feet on the northerly side of Harding Place and runs back between lines 112.95 feet on the westerly side and 115.05 on the northeasterly side.

Being the same property conveyed to J. Scott Wilson and wife, Laurel Ann Wilson by deed from James B. Gilmore and Janet Schreibman, of record in Book 9698, page 901, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2900, page 96, Register's Office for said County.

This is improved property known as 556 Harding Place, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 23rd day of June, 2000.

J. Scott Wilson

Laurel Ann Wilson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. SCOTT WILSON AND LAUREL ANN WILSON**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 23rd day of June, 2000.

Notary Public

My Commission Expires: 10/25/2003