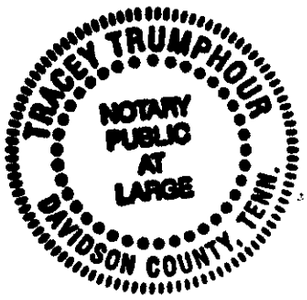
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 10/31/00 15:20 2pgs
Fees:11.00 Taxes:617.90

20001031-0108104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Lee Yates	MortgageSouth Corporation	MAP 155-8
(NAME) 7212 Colony Drive	(NAME) 104 Woodmont Boulevard, Suite 402	GROUP B
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37205	PARCEL 46
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENNIS W. DEAN AND WIFE, DIANA M. DEAN

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL LEE YATES, A SINGLE MAN

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 46 on the Plan of Phase 1, of South Colony at Riverbend, as of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dennis W. Dean and Wife, Diana M. Dean by Quitclaim deed from Diana M. Dean f/k/a Diana S. Mannix of record in Deed Book 11295, page 565, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5649, page 921; Book 6474, page 354; Book 6486, page 588; Book 5896, page 271, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Easement as shown of record in Deed Book 6613, Page 536 and deed of conveyance to HOA for open space of record in Deed Book 7781, page 637, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 7212 Colony Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 my/our hand(s) this 26th day of October, 2000.

Dennis W. Dean

Diana M. Dean

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Dennis W. Dean and Diana M. Dean the 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 and official seal this 26th day of October, 2000.

My Commission Expires 3/23/03

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number200009174
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122