Davidson County DEEDWARR
Recvd: 03/20/01 12:12 2pgs
Fees:11.00 Taxes:703.00
20010320-0026616

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of March, 2001.

Notary Public

WANDA F. NOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 10-9-01

My Commission Expires 10-9-2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Byron F. Yawn and Robin D. Yawn
404 Cody Hill Cove
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 172-12-0-B-339.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott Wimpelberg and wife, Karen Wimpelberg** hereinafter referred to as Grantors, hereby transfers and conveys to **Byron F. Yawn and wife, Robin D. Yawn** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 226 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, page 6, and amended in Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Scott Wimpelberg and wife, Karen Wimpelberg by Warranty Deed from Jeffrey J. Tiedt and wife, Margot L. Tiedt of record in Book 11624, page 534 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 7900, page 739 in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, page 520 in said Register's Office.

Open Space Deed of record in Book 8154, page 304 in said Register's Office.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8069, page 170 and in Book 9384, page 290 in said Register's Office.

By-Laws of record in Book 8071, page 531 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 404 Cody Hill Cove, 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 do 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 I do further covenant and bind myself, my 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 hand this 16th day of March, 2001.

Scott Wimpelberg

Scott Wimpelberg

Karen Wimpelberg

Karen Wimpelberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Wimpelberg and wife, and Karen Wimpelberg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2001.

Notary Public

DONALD R. BARNETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

11/18/01

My Commission Expires

02962-BW