THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No. 16960

Davidson County DEEDWARR
Recvd: 05/03/01 15:00 3pgs
Fees:15.00 Taxes:851.00
20010503-0045711

WARRANTY DEED

Name and Address of New Owner:
Tina Marie Yahnian
5736 Templegate Drive
Nashville TN. 37221

Send Tax Bills To: Sovereign
BCE 26144
Richmond, VA 23260

Street Address of Subject Property:	**Map-Parcel No:**
5736 Templegate Drive	**Map 156-9**
Nashville, Tennessee 37221	**Par.15.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD B. EMESON, UNMARRIED,** hereinafter called **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **TINA MARIE YAHNIAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section Two Revised, Templegate, of record in Book 6900, page 102, Register's Office for Davison County, Tennessee.

Said Lot No. 10 fronts 164.50 feet on the southerly margin of Templegate Drive and extends back 188.51 feet on the easterly line and 184.55 feet on the westerly line to a dead line in therear, measuring 164.55 thereon.

Being the same property conveyed to Ronald B. Emeson by deed from Patrice S. Obermiller, of record in Book 9470, page 648, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated between the parties and assumed by the Grantees herein;

2. All matters contained in the Plan of record in Book 6900, page 102, Register's Office for Davidson County, Tennessee; and

3. Restrictive Convenants of record in Book 6766, page 754, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 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 30th day of April, 2001.

RONALD B. EMESON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2001, before me personally appeared Ronald B. Emeson, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and deed.

Notary Public

My Commission Expires:_____

W. CARL SPINING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2001.

NOTARY PUBLIC

My commission expires: March 2, 2004

GRACE B. CONSTANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.