THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17952	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $105,000.00 Cheryl H. Yandell Affiant Subscribed and sworn to before me, this 30th day of May, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
AMY WATSON	Columbia National Mtg. Corp.	MAP 119-14-0
244 Timmons Street	216 Centerview Dr. S-102	PARCEL 60
Nashville, Tennessee 37211	Brentwood, TN 37027	FB# 06DA31918

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN C. YANDELL AND WIFE, CHERYL H. YANDELL, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to AMY M. WATSON, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 244 Timmons Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2001.

Davidson County DEEDWARR
Recvd: 06/04/01 10:54 2pgs
Fees:11.00 Taxes:388.50

20010604-0057620

JOHN C. YANDELL

CHERYL H. YANDELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. YANDELL AND CHERYL H. YANDELL, 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 30th day of May, 2001.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 of Block "D" on the Plan of Woodbine Courts, Part Two, not of record and described according to a survey by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the northerly margin of East Timmons Avenue (Timmons Street) 958.5 feet east of a concrete monument set in the margin of said Avenue at the beginning of a curve into Simmons Avenue. Said Point being the common corner of Lot Nos. 10 and 11; thence northwardly with the line between said two lots 156.5 feet to the corner of Lots Nos. 10, 11, 19 and 20; thence with the line between Lots No. 11 and 19 eastwardly 75 feet to the common corner of Lots 11, 12, 19 and 18; thence with the line between Lots Nos. 11 and 12 southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with the margin of said Avenue westwardly 75 feet to the point of beginning.

Being the same property conveyed to John C. Yandell and wife, Cheryl H. Yandell, by deed from Thomas E. Templeton and wife, Josephine P. Templeton and Crystal K. Templeton Agee and husband, Steve Agee of record in Book 11276, page 734, said Register's Office.

This conveyance is made subject to: 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1163, page 441, said Register's Office.