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GDM

This Instrument Prepared By:

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Davidson County DEEDWARR
Recvd: 02/20/02 16:01 3pgs
Fees:17.00 Taxes:0.00
20020220-0021874

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

LIMITED WARRANTY DEED

Address of new owner:	Send tax bills to:
MARGARET P. YATES REVOCABLE TRUST William G. Yates, Trustee 6975 Allisnoa Road College Grove, Tennessee 37046	SAME
Map & Parcel Numbers: **Map #146-4, Parcel #9**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other nominal consideration, the receipt and sufficiency of which is hereby acknowledged, **MARGARET P. YATES,** unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **WILLIAM G. YATES, AS TRUSTEE OF THE MARGARET P. YATES REVOCABLE TRUST** ("Grantee"), created by Revocable Trust Agreement dated December 14th, 2000 between Margaret P. Yates as Settlor, and William G. Yates as Trustee, with full power and authority to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with him as Trustee, to look to the proper disposition of the proceeds arising from any such transaction, in fee simple, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, which property is more particularly described as follows:

Being Lot No. 690 on the Plan of Caldwell Hall, Section X, of record in Book 3106, Page 79, in the Office of the Register of Deeds for Davidson County, Tennessee. Said Lot No. 690 fronts 85.62 feet on the north side of Harding Place and runs back 167.25 feet on the westerly line and 170 feet on the easterly line to a dead line in the rear on which it measures 76.19 feet.

Being the same property acquired by Grantor by Deed dated February 13, 1962, of record in Book 3533, Page 241, in the aforesaid Register's Office.

Together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining or abutting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property"), to have and to hold the Property to the Grantee, his successors and assigns, in fee simple forever.

This property is known as 710 Harding Place, Nashville, Tennessee 37211.

The Grantor covenants that she is lawfully seized and possessed of the Property; that she has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by it, except (a) governmental laws, rules, regulations and restrictions affecting the Property, (b) the lien of current ad valorem taxes not yet due and payable and (c) all restrictions, covenants, easements and stipulations of record affecting the Property; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of December, 2000.

Margaret P. Yates

MARGARET P. YATES

("GRANTOR")

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, a Notary Public in and for said state and county, personally appeared Margaret P. Yates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named Grantor, and that she executed the foregoing Limited Warranty Deed for the purposes contained therein.

Witness my hand and seal this 14th day of December, 2000.

My Commission expires: 1/25/2003

NOTARY PUBLIC

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

William G. Yates, as Trustee of The Margaret P. Yates Revocable Trust

("Grantee")

Subscribed and sworn to before me on this 14th day of December, 2000.

My commission expires: 1/25/2003

NOTARY PUBLIC

NAS:521843.1