Return to:

Jack
Title
7100 Executive Center Dr., Suite 150
Brentwood, TN 37027

Jack
Title
7100 Executive Center Dr., Suite 150
Brentwood, TN 37027

B-2682

This instrument prepared by:
Michael J. Mills
Attorney at Law
2525 West End Avenue—Fourth Floor
Nashville, TN 37203
615- 986-3535 phone
615-986-1501 fax

ADDRESS NEW OWNER AS:
Victoria Barham
3804 Elkins Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:

Same As Addressee

Davidson County DEEDWARR
Recvd: 03/06/02 14:21 2pgs
Fees:13.00 Taxes:314.50
20020306-0028258

Map 092-13-0 & Parcel 125.00:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I Roger D. Yates, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Victoria Barham, (The "Grantee") her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block 19 on the Plan of Charlotte Park Company's Second Addition to Nashville, as of record in book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

~~Said Lot No. 3 fronts 50 feet on the northerly side of Elkins Avenue, formerly 2nd Avenue, and runs back between parallel lines 150 feet to an alley.~~

Being the same property conveyed to Roger D. Yates by Warranty Deed from Georgia E. Hyde of record in Instrument 200005310053794 Register's Office for Davidson County, Tennessee recorded May 31, 2000.

This conveyance is subject to:

1. **Taxes for the year 2002 and subsequent years.**
2. **Plan of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.**

This improved property is known as 3804 Elkins Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Affiant

Subscribed ansd sworn to before me this
1st day of March, 2002.

Notary Public

My Commission Expires:
APRIL 28, 2002

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of March, 2002.

ROGER D. YATES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roger D. Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2002.

NOTARY PUBLIC

My commission expires: April 28, 2002

