When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0204-60329

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00.

Michael Yeaw
Affiant

Subscribed and sworn to before me, this 30th day of April, 2002.

Angela A. Ramey
Notary Public
My commission expires: 07/27/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Yeaw 220 Slayton Drive Madison, TN 37115	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	033-16-0-171.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beverly M. Lee, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Yeaw and Lisa Flaherty, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors 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. 77 on the Plan of Primrose Meadows, Section II, of record in Plat Book 4860, Page 105, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly M. Lee, married, by deed from Jeffrey W. Blakenship and wife, Angela J. Blakenship, of record in Book 11024, Page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jamison B. Lee, husband of Beverly M. Lee, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This property is improved property known as 220 Slayton Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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, 2002.

Beverly M. Lee

Beverly M. Lee

Jamison B. Lee

Davidson County DEEDWARR
Recvd: 05/06/02 11:55 2pgs
Fees:13.00 Taxes:325.60

20020506-0055233

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly M. Lee and husband, Jamison B. Lee , with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 30th day of April, 2002.

Notary Public: Angela A. Ramsey

My Commission expires 07/27/02