ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Allen	1st Trust Bank for Savings	Map: 034-07-0-017.00
(NAME) 326 Shepherd Hills Drive	(NAME) P.O. Box 17257	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRED M. YATES, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DAVID S. ALLEN AND MARCELLE A. MCBRIDE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey thereof made by George W. Watkins, Surveyor, February 18, 1959, as follows:

Beginning at a point in the southerly margin of Shepherd Hills Drive, 250 feet southeast from the easterly corner of Lot No. 80 on the unrecorded plan of Shepherd Hills Subdivision, being the easterly corner of the land conveyed to J. O. Jones and wife by deed from A. J. Coleman and wife, of record in Book 2809, page 606, Register's Office for said County; thence with the margin of Shepherd Hills Drive, south 56° 05' east 115 feet to a point; thence south 33° 55' west 191.9 feet to a point; thence north 46° 45' west 44.7 feet to a point; thence north 33° 55' east 186 feet to the point of beginning.

Being the same property conveyed to Fred M. Yates, unmarried, by Warranty Deed of record in Book 10188, page 412, said Register's Office.

The said Ruth Yates is joining in the conveyance for the purpose of conveying any and all marital interest.

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. Area or content of the subject property is neither guaranteed nor insured.

Unimproved ( )
This is improved (X) property, known as 326 Shepherd Hills Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 our hands this 25th day of July, 2002.

Fred M. Yates

Ruth Yates

Davidson County DEEDWARR
Recvd: 07/29/02 12:19 2pgs
Fees:13.00 Taxes:510.60

20020729-0090511

STATE OF Tennessee

COUNTY OF Davidson

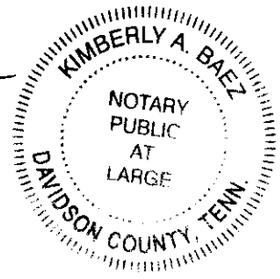
Before me, the undersigned Notary Public, personally appeared Fred M. Yates and Ruth Yates who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of July, 2002.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05



(SEAL)

Mail After Recording To:
Realty Title & Escrow, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075