THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 12/06/02 08:26 2pgs
Fees:13.00 Taxes:490.25
20021206-0150442

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
David Yates, et ux 156 East End Rd. Goodlettsville, TN 37072	Same as New Owner	Map 2 Parcels 30.01 and 30.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN W. WARREN, JR. and wife, MARY ELLEN WARREN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DAVID YATES a/k/a WILLIAM D. YATES and wife, GERALDINE M. YATES, hereinafter referred to as the "GRANTEES", their heirs 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, described according to a survey made by Lewis R. Mefford, Jr., Registered Engineer, dated February 17, 1979, as follows:
>
> Beginning at an iron pin in the southerly margin of East End Road formerly Ridge Road, said pin being the northeasterly front corner of the Connell lands by instrument of record in Book 3284, page 209, Register's Office for Davidson County, Tennessee; thence with the said margin of said road, South 66 deg. 49' 57" East 330.66 feet to an iron pin, the northwesterly front corner of the Joyner Lands, by instrument of record in Book 918, page 63, Register's Office for Davidson County, Tennessee; thence leaving East End Road, and with Joyner's westerly line, South 22 deg. West 219.95 feet to an iron pin; thence North 84 deg. 30' West 392.7 feet to an iron pin; thence North 0 deg. East 152.62 feet to an iron pin in Connells' southerly line; thence with Connells southerly line, South 74 deg. East 99 feet to an iron pin, Connells' southeasterly rear corner; thence with Connells' easterly line, North 23 deg. 24' East 186.43 feet to the point of beginning, and containing 2.51 acres more or less.
>
> Being the same property conveyed to John W. Warren, Jr. and wife, Mary Ellen Warren, by deed from Edward G. Binkley, Jr., an unmarried man, of record in Book 5612, page 544, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> This is improved property located at 156 East End Road, Goodlettsville, TN 37072.

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 we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JOHN W. WARREN, JR.

MARY ELLEN WARREN

"GRANTEES"

DAVID YATES a/k/a WILLIAM D. YATES

GERALDINE M. YATES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. WARREN, JR. and wife, MARY ELLEN WARREN, and DAVID YATES a/k/a WILLIAM D. YATES and wife, GERALDINE M. YATES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of November, 2002.

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

NOTARY PUBLIC

My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $132,500.00.

Affiant

Sworn to and subscribed before me, this the 27th day of November, 2002.

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

NOTARY PUBLIC

My Comm. Expires July 23, 2005