27A
1 of 2

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref:(SB) Title No: 44986
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/11/03 08:15 2pgs
Fees:13.00 Taxes:647.50
20030911-0133081

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jon E. Yankee Jennifer S. Yankee 7116 Somerset Farms Drive Nashville, Tennessee 37221	Irwin Mortgage Corp. 400 Interstate N. Pkwy. #580 Atlanta, Ga 30339-5030

TAX MAP-PARCEL NUMBERS: 141-07-B-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane Brown Loomis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jon Yankee and wife, Jennifer Yankee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot no. 30- on the Plan of First Revision, Section Three, Somerset Farms of record in Book 7900, page 741, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Diane Brown Loomis, unmarried by deed from Somerset Farms, a Tennessee Joint Venture of record in Book 9775, page 277, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 741, said Register's Office, which Plan shows a 20 foot minimum building setback line from Somerset Farms Drive together with a designated building site, and 15 foot easement for NES, SCB & Cable Television purposes along the front line; The Declaration of Covenants, Conditions and Restrictions of record in Book 8566, page 11, Book 9662, page 869, Book 9383, page 526, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7116 Somerset Farms Drive, Nashville, Tennessee 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of September, 2003.

Diane Brown Loomis

Diane Brown Loomis

State of TENNESSEE

County of DAVIDSON

On this 3rd day of September, 2003 , before me the undersigned authority, personally appeared Diane Brown Loomis , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn and subscribed before me this the 3rd day of September, 2003

Notary Public

My Commission Expires: 10/25/03

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: