WARRANTY DEED

FILE BOX 45

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

Xavier Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF November 20 03

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xavier Bell	Guaranty Trust Company	MAP 86-2
(NAME)	(NAME)	
6020 Baltic Drive	640 Broadmor Blvd., Suite 100	PARCEL 3
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Dora Lee C. Yates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xavier Bell, married

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:

Being Lot No. 132 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Baltic Drive at the corner of lots 133 and 132; thence with the line between said lots, southwesterly 128.3 feet to a corner of lot 153; thence with the line between lots 132 and 153, southerly 80 feet to the north margin of Panama Drive; thence with the margin of the same, easterly 105.43 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the westerly margin of Baltic Drive; thence with the margin of the same, northerly partly around a slight curve, 91.2 feet to the point of beginning.

BEING the same property conveyed to Russell E. Yates and wife, Dora Lee C. Yates by deed from John L. Porter and wife, Mildred B. Porter, of record in Book 4393, Page 871, dated January 24, 1970, Register's Office for said County. The said Russell E. Yates now deceased.
This conveyance is subject to Restrictive Covenants of record in Book 3097, Page 558; Book 3130, Page 623; and Book 3161, Page 279, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 6020 Baltic Drive, Hermitage, TN 37076
(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 we 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 19th day of November, 20 03

Dora Lee C. Yates
Dora Lee C. Yates

Davidson County DEEDWARR
Recvd: 11/24/03 11:07 2pgs
Fees:13.00 Taxes:384.43

20031124-0170413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dora Lee C. Yates

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of November 2003.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Book 2900, Page 113, said Register's Office.