File No: 2819

Davidson County DEEDWARR
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Fees:13.00 Taxes:377.40



20040330-0035587

THIS INSTRUMENT PREPARDED BY:
U.S. TITLE CORPORATION
8880 CEDAR SPRINGS LANE
SUITE 106
KNOXVILLE, TENNESSEE 37923

mail

WARRANTY DEED

THIS INDENTURE made this 24th day of March, 2004 by and between

JOHN MATTHEW YUILL AND WIFE, ROCHELLE YUILL

Party of the First Part, and

SHELLY STANCIL, UNMARRIED

Party of the Second Part,

W I T N E S S E T H:

That the said Party of the First Part, for and in consideration of the sum of One ($1.00) Dollars cash, and other good and valuable considerations not herein recited, to him in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Party of the Second Part all of his right, title and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Unit Number 3A of Weston Way Condominiums, Phase II, as amended, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5935, Page 676, as amended in Book 6730, Page 577, Book 7517, Page 115, Book 7517, Page 131, and Book 8560, Page 34, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is made to the plat of Weston Way Condominiums, as shown on Exhibit "C" to the Amendment to the Master Deed for Horizontal Property Regime Weston Way, Phase II, and Addition of New Units of record in Book 6370, page 577, in said Register's Office, for a more complete identification and description of said Unit.

This conveyance is made subject to all applicable restrictions, easements, building setback lines and conditions of record including Book 5935, Page 676; Book 6730, Page 577; Book 7517, Page 115; Book 7517, Page 131 and Book 8560, Page 34 in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as the last Deed of record, no boundary survey having been made at the time of this conveyance.

BEING the same property conveyed to John Matthew Yuill by Warranty Deed dated May 15, 2000 and recorded may 16, 2000 bearing Instrument Number 200051600492288 of record in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, and all covenants and warranties running in favor of the First Party relating to the property; TO HAVE AND TO HOLD, the same unto the Second Party, its successors and assigns forever.

And the said Party of the First Part, for itself and for its successors and assigns, does hereby covenant with the said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed, that he has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2003, which shall be paid as of the date of closing and which Second Party assumes and agrees to pay.

And that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed on the day and year first above written.

John Matthew Yuill

Rochelle Yuill

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state aforesaid, personally appeared, JOHN MATTHEW YUILL AND WIFE, ROCHELLE YUILL, With whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, as their free act and deed.

WITNESS my hand and official seal at office this 24th day of March, 2004

Notary Public

HERB EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/22/07

I swear that the actual consideration for this transfer or actual value of the property transferred, whichever is greater is $102,000.00, which amount is equal to or greater than the amount which the property would command at a fair, voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of March, 2004.

Notary Public

HERB EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/22/07

Name and address of property owner and responsible taxpayer

Shelly Stancil
7309 Weston Way
Nashville, TN 37221

Map and Parcel:142-10A