This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Royce E. Yates
Teresa A. Yates
409 Thurman Drive
Mt. Juliet, TN 37122

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/12/04 09:44 2pgs
Fees:13.00 Taxes:317.83
20040412-0040629

SEND TAX BILL TO:
Owner

MAP **96**
GROUP **14**
PARCEL **66**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry W McNish, joined by his wife, Georgia McNish and Shirley A. Dodson, a single woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Royce E. Yates and wife, Teresa A. Yates**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 737, on the Map of Cloverhill, Section IX, as shown on plat of record in Plat Book 2331, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the westerly margin of Allen Road at the common corner of Lots No. 737 and 738; thence with the said road, northerly 42.45 feet to a concrete monument; continuing with the said road with a slight curve 129.11 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a concrete monument in a southerly margin of Lakeland Drive; thence westerly with the said Drive, 124.68 feet to the northwest corner of Lot 737; thence southerly along the rear line of said Lot 159.1 feet to the corner of Lots 737 and 738; thence easterly with the line between said Lots 85.1 feet to the beginning.

Being the same property conveyed to Shirley A. Dodson and Jerry W. McNish by Deed of record in Book 8055, Page 640, recorded 3/1/90, Register's Office for Davidson County, Tennessee.

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.

This in improved property known as 800 Allen Road, Nashville, Tennessee 37124.

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", its successors and assigns, forever and GRANTORS do 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 same unencumbered, unless otherwise herein set out; and "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

WITNESS our hands this the 31st day of March, 2004.

JERRY W. MCNISH

GEORGIA MCNISH

SHIRLEY A. DODSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Jerry W. McNish, Georgia McNish, and Shirley A. Dodson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2004.

NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 2-27-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 85,900.00

AFFIANT

Subscribed and sworn to before me this the 31st day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 2-27-08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.