RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/19/04 10:42 2pgs
Fees:13.00 Taxes:399.60
20040519-0058777

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jonathan and Corissa Gephart	New Owner	Map 92-13
3800 Elkins Ave		Parcel 123
Nashville, TN 37209		11944 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roger D. Yates, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jonathan David Gephart and wife, Corissa Rhein Gephart,** (The "Grantees"), theirs heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block 19 on the Plan of Charlotte Park's Second Addition to Nashville, as of record in Book 57, pages 160 & 161, Register's Office for said county.

Said Lot No. 1 fronts 50 feet on the northerly side of Elkins Avenue and runs back between parallel lines with the westerly margin on 38th Avenue North, formerly "A" Street, 150 feet to an alley.

Being the same property conveyed to Roger D. Yates, by deed, of record in Book 9706, page 86, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat Book 57, pages 160 & 161, Register's Office.

This is improved property commonly known as 3800 Elkins Avenue, Nashville, TN 37209

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $108,000.00.

Affiant

Subscribed and sworn to before me this 14 th day of May, 2004.

Notary Public

My Commission Expires: 9/22/07

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE BARBARA

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of May, 2004.

Roger D. Yates

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 **Roger D. Yates**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of May, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE