FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/16/04 10:26 2pgs
Fees:13.00 Taxes:344.10

20040816-0098657

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James R. Yates	Countrywide Home Loans, Inc.	Map 044
904 Hadley Avenue	4500 Park Granada	Group 15-0
Old Hickory, TN 37138	Calabasas, CA 91302-1613	Parcel 435.00

FOR AND IN 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

Michael W. Erdelyan and wife, Belinda Erdelyan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James R. Yates and wife, Carolyn Yates
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:

LAND in the Fourth Civil District of Davidson County, Tennessee, described as follows, to wit:

Being part of Lot No. 6, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the northeast corner of Lot No. 6, Section "D", and running thence the following courses and distances: (1) South 0 deg. 15' West 85.9 feet to an iron pin; thence (2) North 89 deg. 15' West 110.0 feet to an iron pin; thence (3) North 0 deg. 47' East 86.0 feet to an iron pin; thence (4) South 89 deg. 15' East 110.0 feet to an iron pin and the point of beginning, containing 0.22 acres, more or less.

Also, included in this lot and being part of Lot No. 6, Section "D", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the northwest corner of Lot No. 6, Section "D" and running thence the following courses and distances: (1) South 89 deg. 15' East 46.4 feet to an iron pin; thence (2) South 0 deg. 47' West 86.0 feet to an iron pin; thence (3) North 89 deg. 15' West 46.3 feet to an iron pin; thence (4) North 0 deg. 48' East 86.0 feet to an iron pin and the point of beginning, containing 0.09 acres, more or less.

Being the same property conveyed to Michael W. Erdelyan and wife, Belinda Erdelyan by deed from Estate of Eva Byrd McCauley, Deceased, Wayne McCauley, Executor, of record in Book 10332, Page 757, and corrected in Book 10929, Page 990, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1972, Page 330, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 65, said Register's Office; and (3) Easements of record in Plat Book 1424, Page 65, and Book 1853, Page 281, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 904 Hadley Avenue, Old Hickory, TN 37138

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 our hands this 12th day of August, 2004.

Michael W. Erdelyan

Belinda Erdelyan

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 Michael W. Erdelyan and wife, Belinda Er, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2004.

My Commission Expires: 01/27/07

Notary Public

