WARRANTY DEED

P-PFM-04-0709

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,150.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-6-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin G. Yochum	Guaranty Bank & Trust Co.	
709 South 11th Street	(NAME) 385 Invemess Parkway, Ste 170	094-01-0-115.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUANITA A. BRATCHER AND HUSBAND, L. HOLLIS BRATCHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN G. YOCHUM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of A. J. Caldwell's Subdivision of Lot No. 3 of the N. H. Hobson's property as of record in Book 421, page 78, Register's Office for said County.

Said Lot fronts 50 feet on the east side of 11th Street and runs back between parallel lines 161 feet to an alley.

Being a portion of the property conveyed to Juanita A. Bratcher by quitclaim deed from L. Hollis Bratcher, dated December 10, 1996 and filed of record in Book 10294, page 898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

L. Hollis Bratcher, husband of Juanita A. Bratcher, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property.

unimproved ( )
This is improved (X) property, known as 709 South 11th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 2004.

Juanita A. Bratcher

L. Hollis Bratcher

Davidson County DEEDWARR
Recvd: 10/06/04 15:46 2pgs
Fees:13.00 Taxes:226.26

20041006-0120809

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Juanita A. Bratcher and husband, L. Hollis Bratcher, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

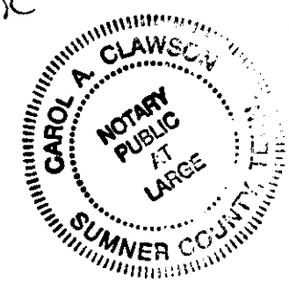
Witness my hand and official seal, this the 30th day of September, 2004.

Carol A. Clawson

Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959