Davidson County DEEDWARR
Recvd: 11/02/04 15:35 2pgs
Fees:13.00 Taxes:591.63

20041102-0132031

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sheila Hughes	FHHLC	Map 92-13
3802 Elkins Ave	5775 Glenridge Dr., Bldg E-100	Parcel 124
Nashville, TN 37209	Atlanta, GA 30328	12103 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 **Sheila Hughes, an unmarried person,** (The "Grantee"), her 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. 2 of block No. 19 on the Plan of Charlotte Park Company's Second Addition as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly side of Elkins, formerly Second Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Roger D. Yates, from Lois H. Kavich by deed of record in Book 11173, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on Plan of record in Book 57, pages 160 and 161, Register's Office.

This is improved property commonly known as 3802 Elkins Ave, Nashville, TN 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $159,900.00.

Affiant

Subscribed and sworn to before me this 29 day of October, 2004.

LINDA J. NORVELL NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 10-2-06

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

And Grantor does covenant with the said Grantee 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 Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of October, 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 28th day of October, 2004.

Notary Public

My Commission Expires: 9-24-2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE