WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/04 13:55 2pgs
Fees:13.00 Taxes:462.13

20041122-0139831

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Stephen M. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 2004

Deanie L. Gregory
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC MADISON COUNTY, TENN. LARGE
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Yates (NAME)	U. S. Bank N. A. (NAME)	MAP 51-51C
1508 Beaus Way (ADDRESS)	4801 Frederica Street (ADDRESS)	PARCEL 24
Madison, TN 37115 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	

FOR AND 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, Mallard Partners, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. 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 Davidson County, Tennessee, being Lot No. 24 on the Final Plat for Section 2, Walton Oaks Subdivision, of record as Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Mallard Partners, LLC by Quitclaim Deed from William H. Dorris and Robert B. Huffine of record in Instrument No. 20030926-0142809, and re-recorded in Instrument No. 20031013-0151205, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF WALTON OAKS SUBDIVISION, SECTION 2, A PLAT OF WHICH IS OF RECORD AS INSTRUMENT NO. 20030904-0128576 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD AS INSTRUMENT NO. 20010927-0104591, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 4129, PAGE 903, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1508 Beaus Way, Madison, TN 37115
(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 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 my hand this 19th day of November 2004

Mallard Partners, LLC
By _____
Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____. _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William H. Dorris** ~~and~~ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the **Chief Manager** ~~and~~ of the Mallard Partners, LLC a **Limited Liability Company** the within named bargainor, ~~a corporation~~, and that he as such **Chief Manager** ~~and~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC, by the said **William H. Dorris** as such **Chief Manager** ~~and~~.

Witness my hand and official seal at office at Madison, TN on this the 19th day of November, 2004 .

My commission expires March 25, 2006

_____
Notary Public

DANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006