Davidson County DEEDWARR
Recvd: 12/01/04 08:59 2pgs
Fees:13.00 Taxes:566.10
20041201-0142707

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 142-7C-38

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
JIMMY YATES	SAME	N/A
322 Waterloo Street		
Lawrenceburg, TN 38464-3629		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GLADYS M. PINSON**, a widow, have bargained and sold and by these presents do transfer and convey unto **JIMMY YATES and wife, BRENDA YATES,** their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 38 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated, Section 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the bylaws appended thereto of record in Book 7184, page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, power, privileges and interest appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Gladys M. Pinson by quitclaim deed from James C. Vance, Trustee, of record in Instrument No. 20040513-0056254, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2005 Davidson County property taxes are a lien but not yet due and payable.**
2. **Master Deed of record in Book 7184, page 44, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.**
3. **Bylaws of record in Book 7184, page 71, Register's Office for Davidson County, Tennessee.**
4. **Certificate of Correction and Affidavit of record in Book 7467, page 279, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 24th day of November, 2004.

Gladys M. Pinson

GLADYS M. PINSON

By: Emily Thomas

EMILY THOMAS, ATTY-IN-FACT, of Record in Instrument No. 20041201.0142706, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of November, 2004, before me personally appeared EMILY THOMAS, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of GLADYS M. PINSON, and who acknowledged that she executed the same as the free act and deed of the said GLADYS M. PINSON.

WITNESS my hand and seal, at office, on this 24th day of November, 2004.

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$153,000.00**.

Affiant

Sworn to and subscribed before me on this 24th day of November, 2004.

My Commission Expires:
1-19-05

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN