REALTY TITLE 15
Box 484

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 12/02/04 12:56 2pgs
Fees:13.00 Taxes:543.90
20041202-0143686

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Ken Steele
Affiant

Subscribed and sworn to before me, this 30 day of November, 2004.

Maria S Young
Notary Public
My commission expires: 02-04-07

MARIA S. YOUNG NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

15-0410-150038

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kenneth L. Yates	Michigan Fidelity Accept. Corp	053-06-0-B
1836 Merritt Street	25800 North West Hwy. Ste 875	135.00CO
Old Hickory TN 37138	Southfield, MI 48075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beth Ann Lovell, now Williamson, married**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Kenneth L. Yates and wife, Patricia E. Yates,** hereinafter called the Grantees, their successors 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. 69 on the Plan of Phase 4B, Waterford, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Beth Ann Lovell by Quit Claim Deed from James C. Lovell, dated 08-28-96, of record in Book 11105, Page 455, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James C. Lovell, by deed from William J. Burke and Diane Burke, dated 08-28-96, of record in Book 10173, Page 979, Register's Office for Davidson County, Tennessee.

Jack N. Williamson, Jr., husband of Beth Ann Lovell Williamson, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1836 Merritt Street, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30 day of November, 2004.

Beth Ann Lovell Williamson
Beth Ann Lovell Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beth Ann Lovell Williamson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30 day of November, 2004.

Robbin Teasley
Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

WITNESS my hand this 24th day of November, 2004.

Jack N. Williamson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack N. Williamson, Jr., with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24th day of November, 2004.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Kevin Steinke
Kevin Steinke
State of Tennessee at Large

My Commission expires 9/10/07