(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/05 08:42 2 pgs
Fees:13.00 Taxes:370.00

20050304-0023966

20478

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF March, 2005.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS S. HALE COMMISSION EXP. Notary Public At Large 02-05-2009 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Douglas C. York, M.D.	New Owner	Map and Parcel
2019 North Carothers Road		104-15-192
Franklin, TN 37064		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA J. KAMMERUD, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto DOUGLAS C. YORK, M.D., hereinafter called the GRANTEE(S), his 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. 13 on the Revised Plan of H. P. Jacobs' Subdivision of part of the W. M. Manley Tract, as of record in Book 547, page 65, Register's Office for said County, described as follows:

Beginning on the northerly margin of West Ashwood Avenue or Hillsboro Place, as now located, at the corner of lots Nos. 12 and 13; thence with the dividing line between said two lots, northwardly 118 ½ feet; thence westwardly 60 feet; thence southwardly 97 feet 1 inch to the northerly margin of said West Ashwood Avenue or Hillsboro Place; thence with same, eastwardly 64 feet to the beginning.

Being the same property conveyed to C. Clifton York and wife, Frances L. York by warranty deed from May A. Noel of record in Book 2096, page 131, Register's Office for Davidson County, Tennessee. The said Frances L. York died on October 5, 1998, leaving the property vested in Cloney Clifton York, as surviving tenant by the entirety. The said Cloney Clifton York having since died testate with his will being of record in Will Book 4284, page 790469, Register's Office for Davidson County, Tennessee, and providing that said real property pass in equal shares to his two (2) children Douglas C. York and Barbara J. Kammerud, and furthermore, being the same property conveyed to Douglas C. York, M. D. and Barbara J. Kammerud by administrator's quitclaim deed from Douglas C. York, Administrator C.T.A. of record in Instrument No. 20050304-0023965, Register's Office for Davidson County, Tennessee.

Barbara J. Kammerud and Barbara J. Kammerud are one and same person.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2005 are a lien against said property, but are not yet due and payable. GRANTEE will be responsible for payment of said taxes when they become due and payable. Map and Parcel 104-15-192.

This is (X) improved property known as 2124 Ashwood Avenue, Nashville, Tennessee 37212 .

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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.

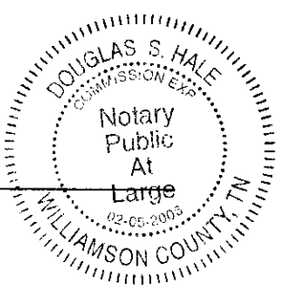
Witness my/our hand(s) this 1st day of March, 2005:

Barbara J. Kammerud

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named BARBARA J. KAMMERUD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of March, 2005.



Notary Public

My Commission Expires: _____