20B

PLEASE RETURN TO: **AMTITLE & ESCROW, LLC** **515 RIVERGATE PARKWAY, SUITE #111** **GOODLETTSVILLE, TN 37072** Davidson County DEEDWARR Recvd: 05/24/05 14:50 2 pg Fees:13.00 Taxes:388.32 20050524-0058687 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is ~~greater,~~ for this transfer is $104,950.00 Affiant Subscribed and sworn to before me, this 20th day of May, 2005. Notary Public My commission expires: 10/26/05

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James M. Ringer	New South Federal Savings	**Map 106-14; Parcel 27**
1987 Carloss Drive	210 Automation Way	
Nashville, Tennessee 37210	Birmingham, AL 35210	

FOR AND IN 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 ACKNOWLEDGE, WE,

Elizabeth K. Yeargan, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Ringer, a single man

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. 31 on the Plan of Raymond Heights Subdivision, as of record in Plat Book 1424, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Elizabeth J. Kimbro, an unmarried person, by Warranty Deed, from Romney Shick Hill, a married person, of record in Instrument #200003170027241, Dated March 15, 2000, Register's Office for Davidson County, Tennessee. Elizabeth J. Kimbro having since married is now known as Elizabeth K. Yeargan.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Page 141, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1787, Page 39, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1987 Carloss Drive, Nashville, Tennessee 37210.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 20th day of May, 2005.

Elizabeth J. Kimbro Yeargan

*Edward Yeargan, husband of Elizabeth J. Kimbro Yeargan, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Edward Yeargan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Elizabeth J. Kimbro Yeargan and husband, Edward Yeargan, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2005.

Notary Public

My Commission Expires: 8/14/05

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG. 14, 2005

File #: **05234-JM**
RECORD & RETURN TO:
AmTitle & Escrow
515 Rivergate Parkway
Goodlettsville, TN 37072