Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Curtis L. Pierce II by Teresa Yawns AIF
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 05/31/05.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

MICHAEL T. HALEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/02/05 09:26 2 pgs
Fees:13.00 Taxes:166.50
20050602-0062138

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 | Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis L. Pierce (NAME)	SAME (NAME)	81-12-0
811 N. 16th St. (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	367.00
Nashville, TN 37206 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Arthur Steve Yokley, Jr., married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis L. Pierce, unmarried

HEREINAFTER CALLED THE GRANTEE, 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 the northerly 36 feet of Lot No. 28 on the Plan of the McGavock Homestead Addition, as of record in Book 57, Page 9, Register's Office for said County.

Said northerly part of Lot No. 28 fronts 36 feet on the westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Arthur Steve Yorkley, Jr., married, by Warranty Deed from Randall Tarpey, dated October 27, 2004, recorded November 5, 2004, of record in Instrument Number 200411050133646, Register's Office for Davidson County, Tennessee.

Subject to the following: all matters noted on plat of record at Book 57, page 9, Register's Office for Davidson County, Tennessee, and to any easements, setback lines or restrictions of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes for current year were prorated as of date of deed and assumed by Grantee.

NOTE: The subject property is vacant, unimproved land and has never been the marital residence of the Grantor, nor his spouse, and as such is not subject to homestead or other marital interest as contemplated by the Tennessee Code Annotated or at common law.

This is unimproved (X)
improved ( ) property, known as 1613 6th Avenue North (House Number/Street) Nashville (City/Town) TN (State) 37208 (Postal Code)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 31st day of May, 2005.

ARTHUR STEVE YOKLEY, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at **Nashville**, **TN**, this **05/31/05**.

_____Notary Public

Commission Expires: 9/20/08

