Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1255

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/05 14:42 2 pgs
Fees:13.00 Taxes:305.73
20050603-0063565

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin G. Yochum and wife, Stephanie Yochum**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Celia R. Roberts, unmarried, and Justin D. Hughes, unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No.21 on the Map of A. J. Caldwell's Subdivision of Lot No. 3 of the N. H. Hobson's property as of record in Book 421, page 78, Register's Office for said County.

Said Lot fronts 50 feet on the east side of 11th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Kevin G. Yochum by deed dated September 30, 2004 of record in Instrument No. # 20041006-0120809, Register's Office for Davidson County, Tennessee. Stephanie Yochum joins in this conveyance to convey any and all marital interest she may have in the subject property.

Being a portion of the property conveyed to Juanita A. Bratcher by Quitclaim deed from L. Hollis Bratcher, dated December 10, 1996 and filed of record in Book 10294, page 898, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 709 South 11th Street, Nashville TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of May, 2005

Kevin G. Yochum

Stephanie Yochum

State of Tennessee)
County of Davidson)

On this 27th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin G. Yochum and Stephanie Yochum, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-08

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 82,900.00.

Affiant

Sworn and subscribed before me on this the 27th day of May, 2005.

Notary Public

My Commission Expires: 7-30-08

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Celia R. Roberts	HomeComings Financial Network	94-1-115
709 South 11th Street	2101 Rexford Road, #168W	
Nashville, TN 37206	Charlotte, NC 28211	