Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/15/05 13:18 2 pgs
Fees:13.00 Taxes:936.10

20050915-0111140

MY COMMISSION EXPIRES:
September 22, 2007

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $253,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2005.

Notary Public
My commission expires:

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-0508-62413

Address of New Owner:	Send Tax Bills to:	Tax Information
John David McDowell 1225 Eastdale Avenue Nashville TN 37216	SAME	061-12-0-012.00

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, David E. Yates and Amanda G. Yates, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John David McDowell, 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. 20 & Part of Lot 19, on the Plan of Section No. 2, Block "E", Jackson Park, of record in Book 843, Page 21, Register's Office for said County, to which plan reference is hereby made and described as follows:

Beginning on the northerly margin of Eastdale Avenue, 35 feet west of the corner of Lot No.'s 18 and 19; thence northwestwardly 151 feet more or less to the corner of Lot No.'s 14, 18, and 19; thence with the line between Lot No.'s 13, 14, 19, and 20, westwardly 116 feet to the corner of Lot No.'s 12, 13, 20, and 21; thence with the line between Lot No.'s 20 and 21, southwardly 228 feet 10 inches to the northerly margin of Kenwood Drive; thence with the northerly margin of said Drive, southeastwardly 65.5 feet to the beginning of a curve; thence around said curve, 124 feet 6 inches to the northerly margin of Eastdale Avenue; thence with the northerly margins said Avenue, northeastwardly 130 feet to the beginning.

Being the same property conveyed to David E. Yates and Amanda G. Yates, husband and wife by deed from Dan G. Mayberry and Valerie B. Mayberry, husband and wife, dated December 3, 1996, of record in Book 10281, Page 517, Register's Office for Davidson County, Tennessee.

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 1225 Eastdale Avenue, Nashville, TN 37216

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 31st day of August, 2005.

David E. Yates

Amanda G. Yates

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David E. Yates and Amanda G. Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of August, 2005.

State of Tennessee at Large

My Commission expires 2/13/06