WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-JOHN-05-556

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy M. Yarbrough	Bank of America	
556 Harding Place (ADDRESS)	(NAME) 8300 Norman Center Drive, #1000 (ADDRESS)	147-2-55.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Bloomington, MN 55437 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWIN D.YARBROUGH AND WIFE, MARY A. YARBROUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDY M. YARBROUGH AND WIFE, ALLISON M. YARBROUGH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 406 ON PLAN OF CALDWELL HALL, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 96, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT 406 FRONTS 90 FEET ON THE NORTH SIDE OF HARDING PLACE AND RUNS BACK BETWEEN LINES 140 FEET ON THE WEST LINE AND 222.65 FEET ON THE EAST LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 103.6 FEET.

TRACT II:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING RESERVED PARCEL "A" ON THE PLAN OF CALDWELL HALL SECTION II, AS OF RECORD IN BOOK 2900, PAGE 96, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID PARCEL "A" IS A TRIANGULAR TRACT FRONTING 23.0 FEET ON THE NORTHERLY SIDE OF HARDING PLACE AND RUNS BACK BETWEEN LINES 112.95 FEET ON THE WESTERLY SIDE AND 115.05 ON THE NORTHEASTERLY SIDE.

BEING THE SAME PROPERTY CONVEYED TO EDWIN D. YARBROUGH AND WIFE, MARY A. YARBROUGH BY WARRANTY DEED FROM J. SCOTT WILSON AND WIFE, LAUREL ANN WILSON, RECORDED ON THE 6TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007060066824, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 11/01/05 15:40 2 pgs
Fees:13.00 Taxes:495.80

20051101-0132167

unimproved ( )
This is improved (X) property, known as 556 Harding Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 27th day of October, 2005.

Edwin D. Yarbrough

Mary A. Yarbrough

STATE OF ~~Tennessee~~ TEXAS
COUNTY OF ~~Davidson~~ TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin D. Yarbrough and Mary A. Yarbrough, the within named bargainor, 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 and official seal, this the 27th day of October, 2005.

Notary Public

My Commission Expires: 02/28/2009

(SEAL)

Kristi Ngo
My Commission Expires
02/28/2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903