WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,080.00

Terri Denise Yeargin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2005

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Terri Denise Yeargin	Ameriquest Mortgage Company	Map 054
3235 Lakeshore Drive	P.O. Box 11056	Group 13-0
Old Hickory, TN 37138	Orange, CA 92856	Parcel 035.00

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 acknowledged, we

Patricia J. Thurman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Terri Denise Yeargin and Judy Blackwelder, both unmarried as joint tenants with right of survivorship
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:

BEING the northeasterly 70 feet of Lot No. 15 of the Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott Property, Section I, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Lakeshore Drive, formerly Pitts Avenue, the common corner of Lots Nos. 14 and 15; thence southeasterly along the line between said lots, S 41 degrees 50 minutes east 720.5 feet to a point; thence N 82 degrees 8 minutes west along the southerly margin of Lot No. 15, 72 feet to a point; thence N 41 degrees 50 minutes west 657.1 feet to the center of Lakeshore Drive; thence northeasterly along the center of said Drive, 70 feet to the point of beginning.

Being the same property conveyed to Patricia J. Thurman, by deed from Joan P. Warner, joined by spouse, William R. Warner, Toney Sutton joined by spouse, Sheryle Sutton, as heirs of Katie Manning Sutton, and Melvin Doug Mize joined by spouse, JoAnne Mize, Gerald Lee Mize joined by spouse, Chantel Mize as heirs of Judy Mize also an heir of Katie Manning Sutton, of record in Instrument 20040927-0115974, said Register's Office, dated September 15, 2004. And being the same property conveyed to Katie M. Sutton by Quitclaim Deed of record in Book 6791, Page 52, said Register's Office, dated February 26, 1986.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 843, Page 56, said Register's Office.

Power of Attorney of record in Instrument 20051202 0145316, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3235 Lakeshore Drive, Old Hickory, TN 37138

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 and assigns forever; and we do covenant with 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 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 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 1st day of December, 2005.

Patricia J. Thurman by Pam Pratt Attorney-In-Fact
Patricia J. Thurman
By: Pam Pratt, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 12/02/05 14:46 2 pgs
Fees:13.00 Taxes:503.50

20051202-0145318

FILE BOX 45

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, Pam Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Patricia J. Thurman as her Attorney in Fact as the free act and deed of the within named Patricia J. Thurman.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2005.

My Commission Expires: 01/24/09

Notary Public

