Bk 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/06 14:25 2 pgs
Fees:13.00 Taxes:2173.75

20060403-0037660

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$587,500.00**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2006.

Notary Public

My commission expires: My Commission Expires JULY 21, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bauer Askew Properties LLC	**SAME**	**10408032100**
209 10th Ave South, Ste 407		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Arnold Yeargin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bauer Askew Properties LLC

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:

Land in Davidson County, Tennessee, being the south 70 feet of the north 115 feet of the east part of Lot No. 59 on the Map of O.B. Hayes Plan, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of said lot fronts 70 feet on the westerly side of Sixteenth Avenue South and runs back between parallel lines 152 1/2 feet to an alley.

Being the same property conveyed to Robert Arnold Yeargin by Deed from Mark Eugene Yeargin and Lori Jo Bean being two of the three devisees under the Last Will and Testament of Margaret Dobbs Yeargin, dated 10/03/05, of record in Instrument No. 200510050120133, Register's Office for Davidson County, TN.

Also being the same property conveyed to Margaret Yeargin , by Deed from Arnold E. Yeargin and Margaret Dobbs Yeargin, dated 07/06/83, of record in Book 6090, page 675, Register's Office for Davidson County, TN. Margaret Yeargin, also known as Margaret Dobbs Yeargin, died on August 13, 2003 and pursuant to her Last Will and Testament entered into the Seventh Circuit Court for Davidson County, Tennessee. Probate Division, under Docket No. 04P509, the property was devised to her three children, Robert Arnold Yeargin, Mark Eugene Yeargin and Lori Jo Bean.

This conveyance is subject to : Taxes for 2006, and subsequent years; All matters shown on the Plan with Owner's Certificate, of record in Plat Book 21, page 87, said Register's Office.

This is improved property, known as **1615 16th Avenue South, Nashville, TN 37212**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and we do further convenant 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/our hand(s) this **31st** day of **March, 2006.**

Robert Arnold Yeargin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Robert Arnold Yeargin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **March, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010