Davidson County DEEDWARR
Recvd: 04/12/06 13:06 2 pgs
Fees:13.00 Taxes:739.63

20060412-0042115

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$199,900.00**

Brenda L. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

JIMMY A. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY B. YATES, ET UX	**SAME**	**142-07-0C-068.00CO**
(NAME) **284 MYHR GREEN**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, JEWEL C. CRANDALL, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JANE CLARK ROBINSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIMMY B. YATES AND WIFE, BRENDA L. YATES** 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 Unit No. 68 of Ashley Green, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation by the by-laws appended thereto, of record in Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312, said Register's Office, (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Together with an undivided percentage interest in the common elements (as defined in the Master Deed) pertaining to said unit and all other rights, powers, privileges, and interests appertaining to the said unit pursuant to the Master Deed.

Being the same property conveyed to Jane C. Robinson, an unmarried woman, from Jack R. Hargis and wife, Antoinette Hargis by deed of record in Instrument #20020328-0038681, Register's Office for Davidson County, Tennessee. Jane C. Robinson a/k/a Jane Clark Robinson died March 4, 2006. The Last Will and Testament of Jane Clark Robinson, deceased, of record in Vol. 6356, page 2229273 of the Minutes of the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-550, devised said property to Jewel C.Crandall.

This conveyance is subject to all matters as set forth in the Master Deed for Ashley Green of record in Book 7184, page 44, as amended in Book 7482, page 312, By-Laws of record in Book 7184, page 71, easements of record in Book 5374, page 511, Book 5407, page 643, and Book 6483, page 907, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **284 MYHR GREEN, NASHVILLE, TN 37221**
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 7th day of April, 2006.

Jewel C. Crandall

JEWEL C. CRANDALL

JIMMY A. DUNCAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 **Jewel C. Crandall**, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at office this 7th day of April, 2006.

My commission expires: **September 22, 2007**

Jimmy A. Duncan

Notary Public