Davidson County DEEDWARR
Recvd: 04/17/06 14:37 3 pgs
Fees:18.00 Taxes:777.00

20060417-0043466

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this 31 day of March, 2006. Notary Public My Commission Expires: Feb 23, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sam Yother and wife, Anna Yother 809 Davidson Drive Nashville, TN 37205	Churchill Mortgage Corp. 761 Old Hickory Blvd., Ste 400 Brentwood, TN 37027	115-07-0 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARETH S. ADEN, EXECUTOR OF THE ESTATE OF OTIS GUSTAVUS BAIN, JR.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAM YOTHER AND WIFE, ANNA YOTHER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of West Meade Estates, Section IV, as of record in Book 3300, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Otis G. Bain, Jr. and wife, June P. Bain, by deed from Nancy J. Owen, unmarried, of record in Book 4599, page 409, Register's Office for Davidson County, Tennessee. Otis G. Bain, Jr. and wife, June P. Bain, having since terminated the tenancy by the entirety by quitclaim deed to Otis G. Bain, Jr. of record as Instrument No. 20051012-0122720, said Register's Office. The said Otis G. Bain, Jr. having since died, and The Will of Otis Gustavus Bain, Jr., Docket No. 05P1653, Probate Office for Davidson County, Tennessee, appoints Gareth S. Aden as Executor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 3300, page 61, Register's Office for Davidson County, Tennessee.

June Pritchard Bain, widow of Otis G. Bain, Jr., joins in this instrument to convey, and does hereby convey, all interest which she may have in the subject property, including without limitation any homestead interest, as a result of the property being the usual place of residence of Otis G. Bain, Jr. and wife, June Pritchard Bain.

This is improved property known as 809 Davidson Drive, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 31st day of March, 2006.

Gareth S. Aden, Executor of the Estate of
Otis Gustavus Bain, Jr.

June P. Bain
June Pritchard Bain

June P. Bain is one and the same person as June Pritchard Bain.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARETH S. ADEN, EXECUTOR OF THE ESTATE OF OTIS GUSTAVUS BAIN, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he 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: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
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, **JUNE PRITCHARD BAIN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of March, 2006.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.