Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: _gj__ Title No: 47861

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/19/06 08:35 2 pgs
Fees:13.00 Taxes:1058.20
20060519-0058735

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bruce M. Damon Lisa A. Damon 2124 Ashwood Avenue Nashville, Tennessee 37212	AmSouth Bank 2050 Parkway Office Circle RCN-6 Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 10415019200 and part of 10315019100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$286,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Douglas C. York , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce M. Damon and spouse, Lisa A. Damon** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Tract 1
Land in Davidson County, Tennessee, being Lot No. 13 on the Revised Plan of H. P. Jacobs' Subdivision of part of the W. M. Manley Tract, as of record in Book 547, page 65, Register's Office for said County, described as follows:

Beginning on the northerly margin of West Ashwood Avenue or Hillsboro Place, as now located, at the corner of lots Nos. 12 and 13; thence with the dividing line between said two lots, northwardly 118 ½ feet; thence westwardly 60 feet; thence southwardly 97 feet 1 inch to the northerly margin of said West Ashwood Avenue or Hillsboro Place; thence with same, eastwardly 64 feet to the beginning.

Being the same property conveyed to Douglas C. York, M.D. by deed from Barbara Y. Kammerud of record in Doc. No. 20050304-0023966, Register's Office for Davidson County, Tennessee

And

Tract II
Land in Davidson County, Tennessee, being part of Tract II described in an Instrument of record as Instrument Number 200109070097370, Register's Office for said County, further described as follows:

Beginning at an iron pin in the northerly right of way of Ashwood Avenue, said point being the southeasterly corner of Tract 2 of record in Deed Book332, page 132, Register's Office for Davidson County, Tennessee, said point also being the southwesterly corner of Lot 13 of the H. P. Jacobs Subdivision of record in Plat Book 547, page 27, said Register's Office, thence with the northerly right of way of Ashwood Avenue along a curve to the left with a radius of 160.0 feet, a distance of 11.32 feet and a chord bearing of North 53 degrees 49 minutes 32 seconds West, 11.32 feet to a point, thence leaving said right of way, two new lines, severing said Tract 2, North 08 degrees 16 minutes 34 seconds east, 86.553 feet to a point, thence south 81 degrees 53 minutes 15 seconds east, 10.0 feet to an iron pin, said point being the northwesterly corner of said Lot 13, thence with the westerly boundary of said Lot 13, South 08 degrees 16 minutes 45 seconds West, 91.85 feet to the point of beginning, said tract containing 891 square feet or 0.02 acres.

Being part of the property conveyed to Erik Gratton and wife, Erin E. Hall from Kevin F. Craddock and wife, Dianna S. Craddock, by deed of record as Instrument Number 200109070097370, Register's Office for Davidson County, Tennessee. And the same property conveyed to Douglas Clifton York by deed from Erik Gratton and wife, Erin E. Hall of record in *
Description Reference: The description is the same as that used in the last deed prior to this transaction.

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 547 Page 65, said Register's Office.

* Document No. 20060420-0045411 Register's Office for Davidson County, TN.

This is improved property, known as: 2124 Ashwood Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of May, 2006 .

Douglas C. York

State of TENNESSEE
County of WILLIAMSON

On this 16th day of May, 2006 , before me the undersigned authority, personally appeared **Douglas C. York** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $286,000.00

Affiant

Sworn and subscribed before me this 16th day of May, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

Widoc: Deed Wty—12/92