...nn & Hubbo...
...ossroads Blvd. #...
...twood, TN 37027
615-377-3319

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2006.

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Michael Nicholas	Elite Home Loans, Inc.	Map 84
104 Dellrose Drive	109 Westpark Dr., Suite 260	Group 14-0-
Nashville, TN 37214	Brentwood, TN 37027	Parcel 163.00

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

James O. Yates, Trustee of The James O. Yates Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael Nicholas and wife, Jennifer Nicholas

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 Lot No. 33 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County; described as follows:

BEGINNING on the westerly margin of Dellrose Avenue at the corner of Lots Nos. 33 and 34; thence with the line between said two lots westwardly 148 feet to the northeast corner of Lot No.35; thence with the northeasterly line of Lots Nos. 35, 36, and 37, northwestwardly 213 feet to the corner of Lots Nos. 32 and 33; thence with the line between said two lots eastwardly 216.8 feet to the westerly margin of Dellrose Avenue; thence with said Avenue in a southeasterly direction 153.13 feet to the beginning.

Being the same property conveyed to James O. Yates, Trustee, and his successors in trust, of The James O. Yates Revocable Living Trust, by Quitclaim Deed from James O. Yates, of record in Book 11719, Page 255, said Register's Office. See also deed of record in Book 3802, Page 250, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Pages 100 and 101, 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 104 Dellrose Drive, Nashville, TN 37214

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 18th day of July, 2006.

The James O. Yates Revocable Living Trust

BY: James O. Yates, Trustee
James O. Yates, Trustee

Davidson County DEEDWARR
Recvd: 08/17/06 14:19 2 pgs
Fees:13.00 Taxes:667.85

20060817-0101752

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 James O. Yates, Trustee of The James O. Yates Revocable Living Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Trustee of The James O. Yates Revocable Living Trust, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 18th day of July, 2006.

My Commission Expires: 5/24/08

NOTARY PUBLIC

