Address of New Owner:	Send tax bills to:	Map/Parcel No.:
James R. Yates and wife, Carolyn H. Yates 904 Hadley Avenue Old Hickory, TN 37138	SAME	Tax Parcel #44-15-21 Tax Parcel #44-15-22 Map and Parcel Numbers 44-15-440 and 44-15-441

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James A. Crossman and Mary B. Crossman, married,** (The "Grantors"), have bargained and sold, and by these presents does transfer and convey unto **James R. Yates and wife, Carolyn H. Yates**, (The "Grantees"), their successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 1 & 2 & Two Out Parcel, VILLAGE OF OLD HICKORY, SECTION D, as shown on plan of record in Instrument No. 20060627-0076522, in the Register's Office, Davidson County, Tennessee., to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Marion J. Williams and wife, Nellie J. Williams to James Alvin Crossman and wife, Mary B. Crossman, as recorded on the 23rd day of July, 1976 in Book 5049, Page 51; Part of Warranty Deed from Goodlett Realty Company, a Tennessee Corporation to James A. Crossman and wife, Mary L. Crossman as recorded on the 4th day of December, 2003 in Instrument No. 20031204-0174585; Part of Warranty Deed from Wayne Mashburn to James A. Crossman, married as recorded on the 25th day of July 2006 in Instrument No. 20060725-0089495, in the Register's Office of Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 44-15-21 (out parcel); 44-15-22 (parent parcel; Map and Parcel Numbers 44-15-440 and 44-15-441, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF OLD HICKORY, SECTION D, as recorded in Instrument No. 20060627-0076522.
3. Declarations of Covenants, Conditions and Restrictions recorded in Book 1627, Page 581, modified in Book 2447, Page 151 and Instrument No. 20000302-0020508.
4. Easement for Utilities, recorded in Book 1627, Page 586 and Book 1018, Page 190.
5. Easement recorded in Instrument No. 20040623-0074256.

This is unimproved property known as 1051 Donelson Avenue, Old Hickory, Tennessee 37138.

Davidson County DEEDWARR
Recvd: 09/19/06 13:03 2 pgs
Fees:13.00 Taxes:1487.40
20060919-0115957

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $402,000.00.

Carolyn H. Gates
Affiant

Subscribed and sworn to before me this 18th day of September, 2006.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18TH day of September, 2006.

James A. Crossman
JAMES A. CROSSMAN

Mary B Crossman
MARY B. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18TH day of September, 2006 before me personally appeared James A. Crossman and Mary B. Crossman, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 18TH day of September, 2006.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: _____