Davidson County DEEDWARR
Recvd: 11/20/06 08:44 2 pgs
Fees:13.00 Taxes:1295.00
20061120-0143427

This Instrument Prepared by:

KIRKSEY & McNAMEE PLC (CPC)
5250 Virginia Way, Suite 240
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Jimmy and Brenda Yates 8304 Highway 100 Nashville, Tennessee 37221	Same as Owner	155-161

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 350,000.00.

Jimmy Yates
Affiant

Subscribed and sworn to before me this 16th day of Nov., 2006.

C. Patterson Cron
Notary Public

My Commission Expires: May 30, 2007

C. PATTERSON CRON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SANDRA JONES NICKSON**, (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto, Jimmy and Brenda Yates (hereinafter "Grantee"), his successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Natchez Trace Estates, Section 1, as of record in Book 4460, page 129, Register's Office for said County.

Said Lot No. 14 fronts 155.6 feet on the northwesterly side of State Route 100 and runs back 560.0 feet on the southerly line and 560.0 feet on the northerly line, to a dead line in the rear, which measures 155.6 feet thereon.

Being the same property conveyed to Sandra Jones Nickson by deed from M. Jones and wife, Ruby M. Jones, dated April 10, 2000 of record as Instrument No. 20000412-0036721, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the deed to the GRANTORS.

This is improved property known as 8304 Highway 100, Nashville, Tennessee 37221.

Theodore B. Nickson joins in the instrument for the purpose of conveying any interest he may have in the above property by reason of his marriage to Sandra Jones Nickson.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to **Grantee**, his successors and assigns forever;

AND **Grantor** covenants with the said **Grantee**, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2006, which are being prorated between **Grantor** and **Grantee** and will be paid by **Grantee** at the closing.

2. Restrictive Covenants of record in Book 4460, page 129, said Register's Office.

3. All things and matters on the Plat of record for Natchez Trace Estates, Section 1, Book 4460, page 129, Register's Office, Davidson County, Tennessee

4. Public Utilities Easement recorded in Book 9740, page 993, Register's Office, Davidson County, Tennessee.

AND **Grantor** further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said land to **Grantee**, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantor** has signed her name hereto this 16th day of November, 2006.

GRANTOR:

Sandra Jones Nickson
SANDRA JONES NICKSON

Theodore B. Nickson
THEODORE B. NICKSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, SANDRA JONES NICKSON and THEODORE B. NICKSON, the within named bargainor, 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 Brentwood, Tennessee this 16 day of November, 2006.

C. Patterson Cron
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
C. PATTERSON CRON
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30 2007

My Commission Expires:
May 30, 2007