03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $114,400.00

Jimmy Yates
Affiant

Subscribed and sworn to before me, this 6th day of December, 2006.

Diane K Mann
Notary Public
My commission expires: 02/22/09

03-0612-34289

Address of New Owner:	Send Tax Bills to:	Tax Information
Jimmy Yates 8304 Hwy 100 Nashville, TN 37221	New Owner	142-06-0-C 020.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tina Rucker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jimmy Yates and wife, Brenda Yates, hereinafter called the Grantees, their successors 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 Unit No. 15A, on the Plan of Doral Country Villa Condominiums, Building A, Section V, of record in Book 5050, Page 93, and as shown in the Master Deed of record in Book 5011, Page 395, Book 5015, Page 251, and Book 5194, Pages 134 and 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tina Rucker by Quitclaim Deed from Judea Mullins, dated 9-9-2005, recorded 10-3-2005, of record in Instrument No. 20051003-0118588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 828 Williamsburg West Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/11/06 08:44 2 pgs
Fees:13.00 Taxes:423.28
20061211-0152239

WITNESS my hand this 6th day of December, 2006.

Tina Rucker

Tina Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of December, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09