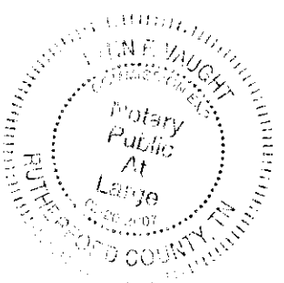
File No. 261101545

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 12/12/06 15:31 2 pgs
Fees:13.00 Taxes:407.00
20061212-0153460

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven V. Yates	SAME	148-08-0-093.00
(NAME)	(NAME)	
1104 Murray Creek Ln		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, William T. Baty, an unmarried person, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven V. Yates, an unmarried person, HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No. 126, on the Plan of Section Two, Oakwood Terrace, as shown by plat appearing of record in Book 4460, Pages 118 and 119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to William T. Baty by Quit Claim Deed dated December 19, 2005 of record in Instrument No. 20051219-0151859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 4460, Pages 118 and 119,Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 4601 Xavier Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, HIS heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, HIS 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 hands this 6th day of December, 2006.

William T. Baty

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William T. Baty, an unmarried person the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of December, 2006.

Commission expires: 2-20-07

Notary Public

LYNN F. VAUGHT
NOTARY PUBLIC
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

File Number: 261101545

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129