Davidson County DEEDWARR
Recvd: 12/15/06 13:34 2 pgs
Fees:13.00 Taxes:806.23
20061215-0154869

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Beverly Shea Yetta
Sergio A. Yetta
913 S. Woodstone Lane
Nashville, TN 37211

SEND TAX BILL:

New Owner

MORTGAGEE:

MAP AND PARCEL:
Map 172-3A
Parcel 87CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gregory S. Pearson and wife, Chanda K. Pearson**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Beverly S. Yetta, who acquired title as Beverly Shea Yetta and Sergio A. Yetta, wife and husband**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 87 as shown on the map entitled The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Gregory S. Pearson and wife, Chanda K. Pearson by deed from Troy Wurth, unmarried, dated August 20, 2003, of record as Instrument Number 20030821-0121777, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 913 S. Woodstone Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of November, 2006.

Gregory S. Pearson

Chanda K. Pearson by Gregory S. Pearson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gregory S. Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of November, 2006.

Notary Public

JEANNIE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 09/25/2010

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Gregory S. Pearson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Chanda K. Pearson and who acknowledged that he executed the same as the free act and deed of Chanda K. Pearson.

Witness my hand and official seal this 30th of November, 2006.

Notary Public

JEANNIE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 09/25/2010

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $217,900.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of November, 2006.

NOTARY PUBLIC

CHAD I. PEARSMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

My Commission Expires: _____