Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/14/07 08:07 2 pg
Fees:13.00 Taxes:943.50

20070314-0030864

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2007.

Notary Public
My commission expires: 02/24/08

WILSON CO. TENN. NOTARY PUBLIC AT LARGE KATHLEEN A. TOMLIN

06-0702-72623

Address of New Owner:	Send Tax Bills to:	Tax Information
James D. Yates	Capital Bank & Trust Company	75 1A 141.00
141 Stoners Glen	2200 Abbott Martin Road, #201	
Hermitage TN 37076	Nashville, TN 37215	

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, **Stephen T. Gudis,and his wife, Beth Ann Musiker Gudis**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James D. Yates and his wife, Janice F. 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. 141, on the Plan of Phase One, Stoner's Glen, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20000526-0052598, as corrected by Surveyor's Certificate of Correction in Instrument No. 20010117-0005055, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen T. Gudis by deed from Frank Batson Homes, Inc., dated June 22, 2001, recorded June 25, 2001, of record in Instrument No. 20010625-0066983, 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.

Beth Ann Musiker Gudis, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

Beth Ann Musiker and Beth Ann Musiker Gudis being one and the same person.

This property is improved property known as 141 Stoners Glen, Hermitage, TN 37076

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.

WITNESS my hand this 12th day of March, 2007.

Stephen T. Gudis

Beth Anne Musiker Gudis

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 12th day of March, 2007.

Kathleen Tomlinson
Wilson

My Commission Expires: 02/24/08

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.