This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Thomas H. Yeargan and wife, Janice Yeargan
~~**3006 Knobview Drive**~~ 9191 Old Lebanon Pike
~~**Nashville, Tennessee 37214**~~ Murfreesboro TN 37129

SEND TAX BILL TO:
~~**Mortgagee**~~
owner

MORTGAGEE:
First Bank
615 Memorial Boulevard
Murfreesboro, Tennessee 37130

MAP **085-05-0**
GROUP
PARCEL **15.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sally A. Zimmerman, individually and Sally A. Zimmerman, Administrator of the Estate of Tobie Ray Lees,** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Thomas H. Yeargan and wife, Janice Yeargan**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Lincoya Hills, Section III, as of record in Book 2330, page 29, Register's Office for said County.

Said Lot No. 126 fronts 240.28 feet on the easterly side of Knobview Drive, and extends bank 199.85 feet on the southerly line and 186.6 feet on the northerly line, to a dead line, measuring 240.1 feet thereon.

Being the same property conveyed to Ray F. Lees and wife, Winifred B. Lees dated August 27, 1960, from Earl R. Duncan and wife, Mary K. Duncan and filed for record in Book 3128, page 479, Register's Office for Davidson County, Tennessee. The said Ray F. Lees predeceased the said Winifred B. Lees. Winifred B. Lees died on September 28, 1989, and her Will was probated in the Probate Court for Davidson County, Tennessee, under Probate Case Number 93395. Tobie Ray Lees was her only child and sole beneficiary. The said Tobie Ray Lees died on August 24, 2006 intestate and his estate has been administered in the Probate Court for Davidson County, Tennessee, under Docket Number 06P-1626.

This is improved property known as 3006 Knobview Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

Davidson County DEEDWARR
Recvd: 06/18/07 12:39 3 pgs
Fees:18.00 Taxes:154.17
20070618-0072596

1. Subject to Real Property Taxes for 2007, a lien now due and payable. Map 085-05-0, Parcel 15.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2330, page 29, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 and assigns, forever; and,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of June, 2007.

Sally A. Zimmerman, Administrator
Sally A. Zimmerman, Administrator of the Estate of Tobie Ray Lees

Sally A. Zimmerman
Sally A. Zimmerman, individually

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sally A. Zimmerman, Administrator of the Estate of Tobie Ray Lees and Sally A. Zimmerman, individually,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of June, 2007.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $41,666.67.

AFFIANT

Subscribed and sworn to before me on this 8th day of June, 2007.

George H. White
NOTARY PUBLIC
My Commission Expires: 01/19/2010

GEORGE H. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY