20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 12:21 2 pgs
Fees:13.00 Taxes:656.75

20070702-0078623

D. ANNETTE MAPLES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2007

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12/1/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Yarbrough	Wachovia Mortgage Corporation	MAP 083-08-0
(NAME)	(NAME)	
2718 Meadow Rose Drive	1100 Corporate Center Drive	PARCEL 215.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Raleigh, NC 27607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jo Ann Early

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald L. Yarbrough and wife, Susan H. Yarbrough and Susan M. Yarbrough, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 17B on the Plan of the Resubdivision of Lot No. 7 of Whitman Meadow, Section I, and Lots Nos. 14, 15, and 17, of Whitman Meadow, Section II, as of record in Book 3842, page 110, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Carrie D. Burnett by deed from Grace Church of the Nazarene, Inc., of record in book 4698, page 32, Register's Office for Davidson County, Tennessee. The said Carrie D. Burnett having since died intestate in Davidson County, Tennessee, November 12, 2000, leaving as her sole heirs-at-law, her son, Randall Lynn Sittloh, and her husband, James Dewey Burnett. By Warranty Deed dated April 25, 2001, Randall Lynn Sittloh, single, conveyed his one-half undivided interest, to James Dewey Burnett, of record at Instrument No. 20010425 0041040, said Register's Office. The said James Dewey Burnett, having since died October 19, 2006, unmarried, testate, and a resident of Davidson County, Tennessee. By Last Will and Testatment of Dewey Burnett, deceased, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, property was devised to Jo Ann Early, a/k/a JoAnn Burnett Early.

This conveyance is subject to taxes for the year 2007, and subsequent years,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2718 Meadow Rose Drive, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. 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 28th day of June, 2007

Jo Ann Early
By: Jo Ann Early
Gary W. Temple, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

easements and restrictive covenants of record.

Gary W. Temple executes this instrument as Attorney-in-fact on behalf of Jo Ann Early pursuant to the Specific Power of Attorney of record by Instrument No. 20070702 00078622, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of June, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Gary W. Temple, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jo Ann Early as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Jo Ann Early.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28th day of June, 2007

D. Annette Maples
Notary Public

My Commission Expires: 12/1/10

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010
