BOX 13
13517

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of July, 2007.

Notary Public

My Commission Expires: 7-25-09

Heidi Jo Clayton Notary Public My Comm. Exp. 07/25/09 State of TENNESSEE Davidson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/12/07 14:46 2 pgs
Fees:13.00 Taxes:888.00
20070712-0083245

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brent A. Yates
301 Bramblewood Dr.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~
Countrywide Home Loans, Inc.
801 Crescent Center Dr. #510
Franklin, TN. 37067

MAP-PARCEL NUMBERS:

147-05-0-123.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher Golden and Erin Golden (f/k/a Erin Paul) hereinafter referred to as Grantors, hereby transfers and conveys to Brent A. Yates and wife, Jennifer M. Yates, hereinafter referred to as 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. 436 on the Plan of Crieve Hall Estates, Section Six, of record in Book 2331, page 1[redacted], Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Golden and Erin Paul (n/k/a Erin Golden) by warranty deed from Phillip Elliott, unmarried, and Richard Steeley, unmarried, of record in Instrument No. 20030321-0037395, Register's Office for Davidson County, Tennessee, dated March 14, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2331, Pages 1 and 2, Register's Office of said County.

Restrictions of record in Book 2332, page 92, said Register's Office.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 301 Bramblewood Dr., Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** 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 **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 5th day of July, 2007.

Christopher Golden

Erin Paul Golden (f/k/a Erin Paul)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Christopher Golden and Erin Paul Golden, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this July 5, 2007.

Witness my hand and official seal this 5th day of July, 2007.

Notary Public

My Commission Expires: 10/10/09

